TOWN OF Parry Sound

A SOUND FUTURE

PARRY SOUND 2046

OFFICIAL PLAN



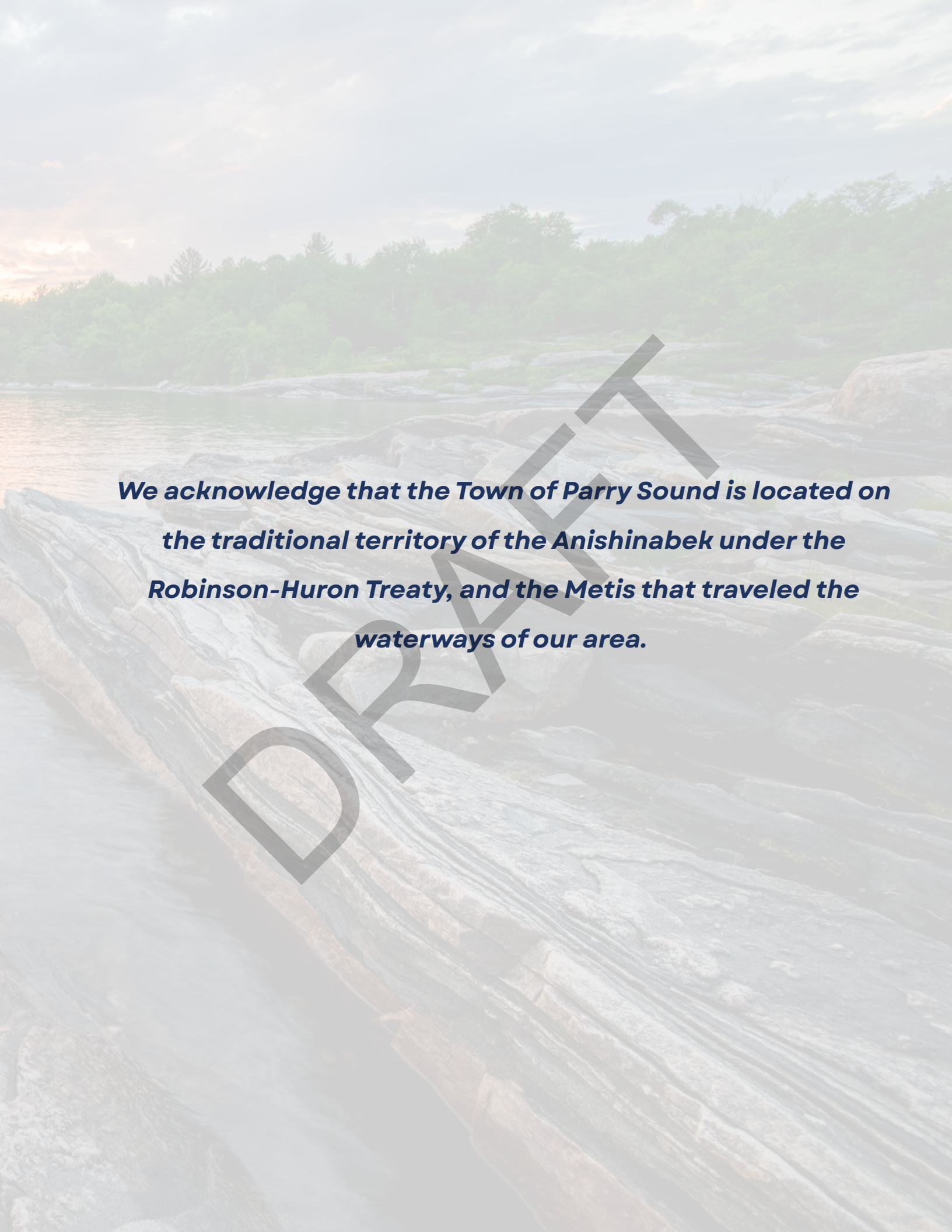
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OCTOBER 2026



Land Acknowledgement

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We acknowledge that the Town of Parry Sound is located on the traditional territory of the Anishinabek under the Robinson-Huron Treaty, and the Metis that traveled the waterways of our area.

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The Town of Parry Sound gratefully acknowledges Thom Morrissey for providing photographs used in this Official Plan. The Town also acknowledges MHBC Planning for its professional services and support as project consultant.


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30 000 ISLANDS
THE HOME DEPOT

SECTION 1:

Introduction And Context

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SECTION 1: INTRODUCTION AND CONTEXT

1.1 Purpose of the Official Plan

1.1.1 The Town of Parry Sound Official Plan (the "Plan") is the roadmap to the future. The Plan is intended to cover a planning horizon of 20 years, to the year 2046. It is a public statement by Town Council to guide growth, development and decision making according to a common vision. The Official Plan lays out the vision, the land use framework and policies to help manage growth, development, investment and financial decision making.

1.2 Basis and Foundation

1.2.1 An Official Plan is prepared in accordance with Ontario's *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "Planning Act"), which lays out the rules for municipalities to follow in terms of land use planning. This Plan is required to be consistent with the Provincial Planning Statement, 2024 and is in conformity with the Growth Plan for Northern Ontario.

1.2.2 The Official Plan applies to all lands within the corporate limits of the Town of Parry Sound.

1.3 Structure of the Plan/How to Read the Plan

1.3.1 This Plan is organized into ten sections as follows:

- **Section 1: Introduction and Context** – provides a general description of the Official Plan, how it is structured and to be used.
- **Section 2: Vision and Guiding Principles** – contains the Vision of the Town in the year 2046 and outlines some overarching principles that guide the land use policies and assist in decision making to help achieve that vision. This section also addresses the regional context and growth strategy.
- **Section 3: Community Structure** – provides both an illustration (Map A) and a description of the future vision of the community using the foundational elements upon which the land use planning framework has been developed.
- **Section 4: Land Use Designations** – establishes the land use designations, their permitted uses and specific policies that apply to the designations found on Map B.
- **Section 5: General Development Policies** – contains the policies that deal with land use planning matters on various topics, such as housing, economic development and design considerations, that apply throughout the Town, regardless of land use designation.

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- **Section 6: Natural Resources** – contains policies dealing with natural heritage features, water and watercourses, cultural and archaeological heritage, aggregate resources and natural hazards.
- **Section 7: Municipal Infrastructure** – contains policies that deal with servicing such as sewage and water services, storm water management and preparing for the impacts of a changing climate.
- **Section 8: Transportation** – contains guiding policies on a variety of modes of transportation including the establishment of road system hierarchy, active transportation and public transportation.
- **Section 9: Implementation** – describes how the policies of the Official Plan will be implemented, including through the implementing Zoning By-law and other by-laws.
- **Section 10: Interpretation and Administration** – contains policies on how the Plan will be administered and interpreted.

1.3.2 The Plan also contains maps (Maps A to D) that work with the policies in the sections above and form part of the operative part of the Plan. The four Maps are as follows:

A. Community Structure
B. Land Use
C. Natural Features
D. Servicing

1.3.3 There are also three Appendices that are referred to in the Plan. The Appendices are not part of the Plan as they reflect information that can, from time to time, be updated without amendment to this Plan. The two Appendices are as follows:

1. Designated Properties
2. Threatened and Endangered Species List

1.3.4 The Plan must be read in its entirety, and the relevant policies and mapping must be applied to each situation. All relevant policies and mapping are to be cross-referenced with each other whether or not the cross-reference is specifically stated.

1.3.5 The policies contained in this document are not binding on the Crown (i.e. federal and provincial agencies). However, Crown agencies will have regard for these established policies in carrying out their respective mandates.

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SECTION 2:

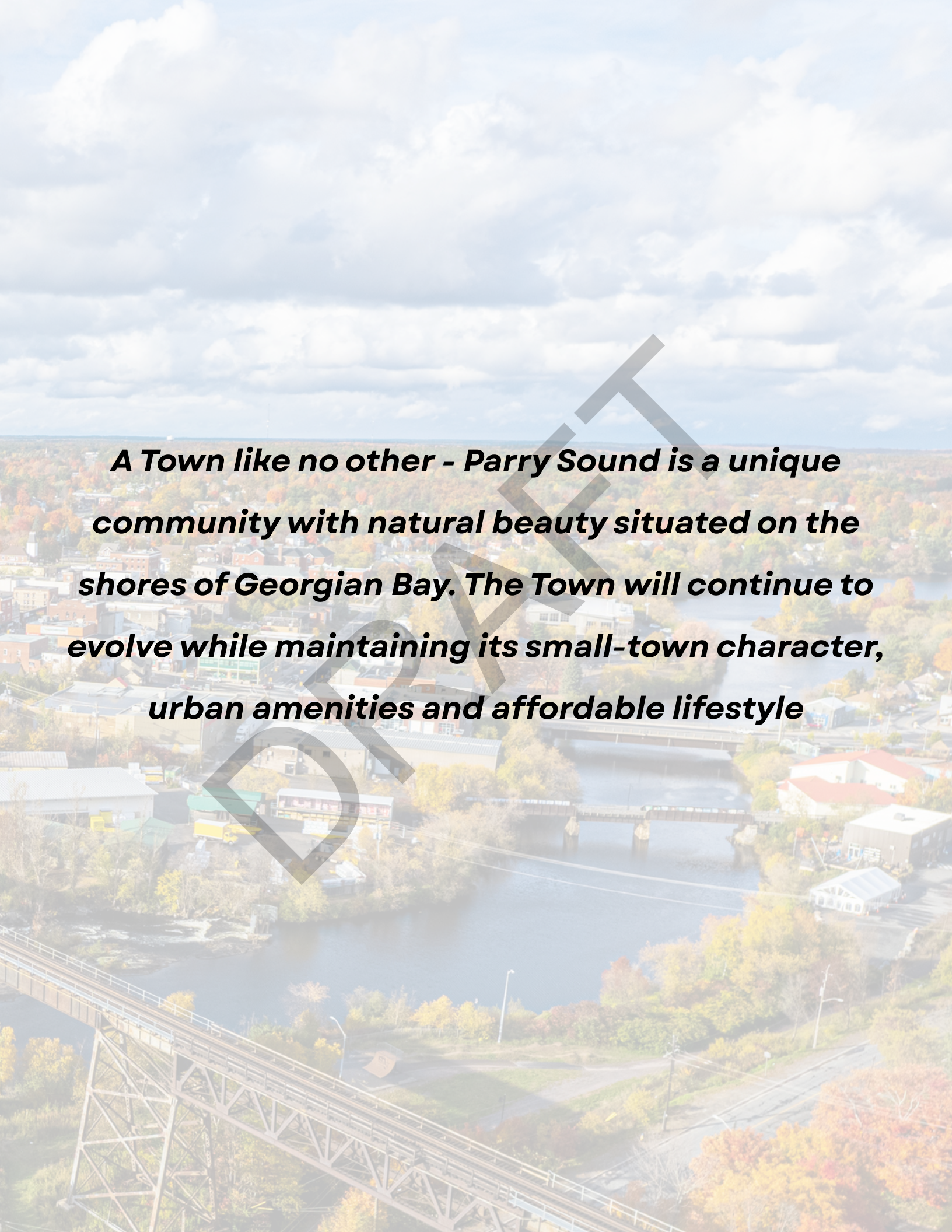
Vision and Guiding Principles

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Vision Statement

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A Town like no other - Parry Sound is a unique community with natural beauty situated on the shores of Georgian Bay. The Town will continue to evolve while maintaining its small-town character, urban amenities and affordable lifestyle

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SECTION 2: VISION AND GUIDING PRINCIPLES

2.1 Vision

2.1.1 The following vision statement was developed through community consultation during the Official Plan update process and reflects what was noted as important to community members as a future state of the Town of Parry Sound in 2046.

2.1.2 *A Town like no other - Parry Sound is a unique community with natural beauty, situated on the shores of Georgian Bay. The Town will continue to evolve while maintaining its small-town character, urban amenities and affordable lifestyle.*

2.2 Principles

2.2.1 The vision statement is supported by principles that help to underpin the policies of this Official Plan and guide decision making to align with the vision. These principles are listed in no priority order but are considered of equal importance:

a) The Town supports the general principles of the Eastern Georgian Bay Heritage Coast and UNESCO Georgian Bay Biosphere Reserve and will make land use planning decisions on balance with them in the context of an urban setting.

b) Land Use changes will be evaluated to manage and direct growth and development in a manner that keeps the public interest in mind, enhances the quality of life for residents, and promotes economic, social and environmental sustainability.

c) Development shall maintain, contribute to and/or enhance the community identity and long-term vision.

d) Development proposals will be evaluated on the basis of land use compatibility and/or character considerations as appropriate.

e) The stewardship of the Town's natural, cultural and built heritage resources will be considered to enhance the quality of life.

f) Economic prosperity will be supported by this Plan's forward-looking policies that aim for economic diversification, expansion and innovation.

g) The Town's role will grow as the regional hub for healthcare, education and other services, as well as for arts and cultural pursuits.

h) As part of the Town's evolution, the creation of more walkable, compact neighbourhoods and mixed-use areas will be promoted to more efficiently use existing infrastructure and promote vibrant spaces and an active, healthy community.

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i) The Town will continue its commitment to develop, maintain and enhance an active and vibrant commercial core that is pedestrian oriented and integrally linked with the harbour area and waterfront.

j) The waterfront and harbour area will be a vibrant and active gathering space with a mix of residential, tourist, commercial, entertainment and recreational uses and facilities, developed in a way that is complementary to the natural setting and physical surroundings.

k) Public access to the waterfront will be maintained, and pedestrian access will be improved through greater active transportation connections.

l) A full range of housing options will be available in the Town with a focus on encouraging affordable and attainable housing units.

m) Throughout the community, recreational amenities and facilities that support year-round activities will be enhanced.

2.3 Community Character

2.3.1 The Town of Parry Sound's identity has developed from its history, location, function and size. Its character has been influenced by the natural environment, the shoreline of Georgian Bay and deep sheltered harbour, the Seguin River, and the Canadian Shield, which provides a striking and varied topography to the area.

2.3.2 Parry Sound has always been a strategic location for trade routes. Parry Sound has transitioned from a logging centre to a railway and transportation centre, and has become the centre for commerce, government and community services for the entire West Parry Sound District.

2.3.3 Parry Sound is a community of distinct neighbourhoods that were formed because of the topography and the placement of iconic infrastructure elements such as railway lines and bridges and a road network that provides access to and through the Town. The downtown remains important for government services and commerce both locally and regionally. The waterfront and harbour areas are expected to see significant change in part because of redevelopment of former industrial sites left vacant for years. The waterfront and harbour areas will continue to play an important role as a major destination and provide gathering spaces where residents and visitors can enjoy the amenities and activities. There are broader global forces influencing other aspects of the Town's evolution, including changes in the retail industry and the public's desire to combat climate change, which factor into the policy approach in this Plan.

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2.4 Eastern Georgian Bay Heritage Coast

2.4.1 Parry Sound is located along the eastern coast of Georgian Bay, which it shares with other municipalities, the provincial and federal governments and First Nations communities. The Coast is an important ecological and cultural landscape. The natural areas of the Coast will be enhanced where necessary. The Coast incorporates important ecological features and values, supports vibrant seasonal and year-round communities, provides excellent tourism and recreational opportunities and fosters unique and valuable economic opportunities.

2.4.2 The importance and uniqueness of the Eastern Georgian Bay Coast was formally recognized by the Province of Ontario in the late 1990's with the inclusion of the area as part of the Great Lakes Heritage Coast, a "Featured Area" in Ontario's Living Legacy Land Use Strategy. In addition, the Coast is part of the UNESCO Georgian Bay Biosphere Reserve. The Town recognizes the importance of the Eastern Georgian Bay Coast and shares a common vision for preserving its unique character and promoting sustainable development while protecting the ecological values of the area.

2.4.3 POLICIES

2.4.3.1 The Town recognizes the Eastern Georgian Bay Heritage Coast as a single unique entity and supports the coordination of the relevant governments and agencies that share jurisdiction along the Coast in their efforts to protect and enhance the natural beauty, wilderness landscapes, sensitive ecosystems, important heritage and cultural resources, while recognizing and facilitating new sustainable development, business opportunities, facilities and programs along the Coast.

2.4.3.2 As the major service centre along the Eastern Georgian Bay Coast, the preservation of this unique area is not only important from an ecological and cultural perspective but is also important to the economy of the Town.

2.4.3.3 Given the numerous interests and jurisdictions involved with the Eastern Georgian Bay Heritage Coast, the Town supports the philosophy of cooperation, coordination and harmonized planning with its partners along the Coast.

2.4.3.4 Council will investigate and support economic initiatives related to tourism, outdoor recreation, and diversifying the service economy associated with the Town's strategic position along the Eastern Georgian Bay Heritage Coast.

2.4.3.5 The Town recognizes the importance of access to Georgian Bay as an important community and economic value. Public access to Georgian Bay will remain a primary goal of Council.

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2.5 Regional Context

2.5.1 The Town of Parry Sound is situated approximately 150 kilometres from the cities of Sudbury to the north and Barrie to the south, and approximately 90 kilometres from Bracebridge to the southeast. The Town is surrounded by rural areas and several First Nations communities. It functions as the regional service centre and economic hub for the broader West Parry Sound District and the western portion of the District of Muskoka, providing employment, education, healthcare, recreational facilities and other important services. Most of the financial burden in providing infrastructure for these services is borne by the residents and businesses of Parry Sound.

2.5.2 In recognition of the regional context and role that Parry Sound has within that broader area, Council will ensure the interests of the residents and business owners within the Town are considered when making decisions. The following policies will help guide Council in this regard.

2.5.3 POLICIES

2.5.3.1 The regional service function is an important component of the local economy. The Town will maintain and strengthen its commercial function and strive to extend and diversify its economy to increase employment and have a more balanced tax base.

2.5.3.2 The Town will strive to work with other levels of government and local area municipalities in the West Parry Sound District and District of Muskoka to share the financial burden through shared ventures, partnerships, and other means available through legislation, where feasible.

2.5.3.3 The Town will strive for regional cooperation by collaborating and coordinating with neighbouring municipalities and Indigenous communities on matters that cross municipal boundaries such as transportation planning, education, healthcare and economic development initiatives.

2.5.3.4 As part of any major strategic planning process such as Official Plan updates, secondary plans, and master plans, the Town will collaborate with area municipalities and undertake early engagement with Indigenous communities to facilitate knowledge-sharing and gather input and feedback into the process, while respecting the need to ensure there are no long-term adverse impacts on the financial sustainability of the Town.

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2.6 Growth Plan for Northern Ontario

2.6.1 The Growth Plan for Northern Ontario was considered in the preparation of this Plan and applies to all planning decisions.

2.6.2 Although the Growth Plan for Northern Ontario contains no specific growth targets or forecasts for the Town of Parry Sound, this Official Plan strives to balance the objectives of the Growth Plan together with the long-term vision of the community as expressed in the Vision Statement in Section 2.1 and through the Guiding Principles of Section 2.2.

2.7 Growth Strategy

2.7.1 OBJECTIVES

2.7.1.1 To support the achievement of the community Vision expressed in Section 2.1 of this Plan through wise growth management and integrated land use planning in balance with planning for long-term infrastructure needs.

2.7.1.2 To provide clarity, certainty, and direction regarding where and how the Town will grow to help stimulate investment and guide the evolution of neighbourhoods and other areas of the Town over time.

2.7.1.3 To support Parry Sound becoming a more complete, walkable community.

2.7.2 POLICIES

2.7.2.1 Through the Community Structure identified on Map A and described in Section 3, as well as through the Land Use Designations reflected on Map B and described in Section 4, this Plan identifies areas that will accommodate residential growth as well as commercial, retail, population-supportive services, and industrial development over the next 20 years.

2.7.2.2 The layout of the Town and historical growth patterns have been influenced by a combination of a response to the Town's natural setting and topography, and previous land use planning approaches. The Community Structure described in Section 3 provides guidance on long-term land use planning considering the physical surroundings and the desire to work with this unique setting on the shores of Georgian Bay to encourage and manage growth and development that reflects and responds to the setting in a sensitive manner.

2.7.2.3 Parry Sound is the regional service centre for the West Parry Sound and will continue to encourage growth and job opportunities in education, healthcare, government, and support services, as well as commercial and retail services that support the local, regional and tourist populations.

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2.7.2.4 Population growth over the next 20 years is expected to stem from people choosing to move to Parry Sound for the lifestyle that the community has to offer. To accommodate the growth in population, the Town will promote growth of an appropriate range and mix of housing options and densities to adapt to the changes in demographics and household sizes of the current and future residents.

2.7.2.5 Provincial Ministry of Finance population projections for the Parry Sound Census District suggest a 15% to 30% increase in overall population between 2022 and 2046. According to the 2021 Census of Canada, the permanent population of the Town of Parry Sound was 6,879. Based on the Provincial projections, it is estimated that a population of between 7,911 and 8,943 could be realistic by the year 2046. This represents a growth of between 1,032 and 2,064 persons over the horizon of this Plan.

2.7.2.6 The Census of Canada also indicates that the average household size in 2021 was 2.0 for Parry Sound. Knowing that statistic, it is estimated that the total number of new dwelling units needed to accommodate that projected growth would be between 516 and 1,032 new dwellings. These numbers do not account for any existing shortfall of available housing options for meeting the needs of the existing population, nor the declining household size as the current population ages, so the number of new housing units to meet demand is likely understated by these numbers.

2.7.2.7 Although a land economics or market-specific analysis was not conducted as part of the Official Plan process, an increase in market-driven proposals at higher densities that are proposing smaller unit sizes suggests that the market is responding to existing and future demand for this form of housing. The Town will encourage market analyses to be undertaken by proponents to demonstrate how their proposed housing units will provide options within the marketplace.

2.7.2.8 Residential uses will generally be accommodated in most land use designations, as described in Section 4, providing more opportunities to achieve a greater mix of housing options and encouraging more walkable neighbourhoods across the entire community.

2.7.2.9 Gentle intensification will be encouraged on existing residential properties through Additional Dwelling Units or redevelopment of underutilized residential lots to make use of existing municipal services.

2.7.2.10 The Town will focus development within the serviced areas of Town to use existing municipal services more efficiently. For purposes of this Plan, the urban area includes all land use designations.

2.7.2.11 Extensions to municipal piped services are costly in part because of bedrock conditions. To minimize the costs of service extensions,

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increased densities will be encouraged where appropriate, and development will be encouraged to be concentrated in areas where services are available or can easily be made available.

2.7.2.12 A major expansion of any municipal services to areas that are un-serviced will require a secondary planning study to analyze the scale of proposed development and the required servicing capacity to support the development as described in Section 4. Expansion of municipal services will only be contemplated to those areas adjacent to the built-up area where municipal services exist.

2.7.2.13 The Town currently has reserve water system capacity and reserve sewage system capacity to absorb additional growth within the municipal limits. However, in certain areas of the Town there are constraints in the infrastructure that place limitations on capacity for growth without upgrades to components of the systems such as lift stations, pump stations and pipe sizes.

2.7.2.14 Allocation of municipal sewage system and water system capacity to new developments will be considered at the time of Site Plan Approval or Draft Plan of Subdivision/Condominium Approval, and will be a condition of approval, with the imposition of a lapsing date to ensure development approvals do not constrain the advancement of other developments.

2.7.2.15 When considering development proposals within areas of servicing constraints, the Town will consider making approvals conditional upon resolution of servicing constraints which may be achieved through entering into agreements with the Town or other measures.

2.7.2.16 The Town shall ensure that its asset management planning is integrated with and aligned with the land use planning policies of this Plan, ensuring that the full life-cycle costs of these assets are accounted for and options to pay for these assets over the long term are explored.

2.7.2.17 As encouraged by the provincial and federal governments, the Town will work with Indigenous communities who have connections to the lands within the Town boundaries, during planning processes to ensure they are consulted and engaged to facilitate knowledge-sharing and support the identification of Indigenous interests in land use decision making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights, in accordance with the type and/or scale of planning application or process being undertaken.

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SECTION 3:
Community Structure

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SECTION 3: COMMUNITY STRUCTURE

3.1 Introduction

3.1.1 Map A of the Official Plan identifies the high-level Community Structure of the Town intended to reflect the future vision and assist with managing growth and development and the evolution of the Town over time.

3.1.2 The Community Structure is made up of four foundational elements that broadly describe the type of land uses and activities you can expect to find in these areas as they evolve over time. The Community Structure is the "roadmap" or "blueprint" to the future in helping the Town of Parry Sound to realize the Vision of the year 2046 and beyond. New development will conform to the Town's Community Structure and growth management policies of this Plan.

3.1.3 The Community Structure foundational elements include:

a) Living Area;
b) Central Commerce Area;
c) Harbour Area; and
d) Economic/Mixed-Use Areas.

3.1.4 The planned function of each of these areas is explained in the policies that follow. The Community Structure is then further described and supported through the detailed land use designations and associated policy framework for each designation, which are contained in Section 4. Map A also shows the municipal boundary and major transportation corridors including roads and railway lines, and the major waterbodies which help to shape the community.

3.2 Living Area

3.2.1 The Living Area includes locations where people live, play and attend school. These are areas where people have the amenities they need for day-to-day living. These areas include existing and planned residential areas along with home-based businesses, neighbourhood-level commercial uses, childcare centres, as well as institutional uses such as schools, and parks and open spaces. The majority of growth and development within the Living Area will be on full municipal sewage and water services. However, there are parts of the Living Area that do not currently have access to these piped municipal services and may require additional planning analysis prior to considering development applications. Those requirements are described in the associated land use designations in Section 4 of this Plan.

3.2.2 The Living Area will provide flexibility to allow for a range and mix of all forms of housing to encourage a greater variety of housing options.

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3.2.3 The Living Area will accommodate residential supportive uses such as schools, parks and open spaces, childcare centres, and neighbourhood-level commercial uses that are compatible with Living Area residential uses and that service surrounding residential uses such as convenience stores and coffee shops.

3.2.4 It is expected that the Living Area will evolve through gentle intensification, additional residential units and through other redevelopment to accommodate population growth.

3.2.5 The Living Area will build upon the neighbourhood identities that are rooted in history, through means such as street names, development patterns and architectural styles.

3.2.6 Proposals for site-specific infill and intensification will be evaluated based upon criteria found in the appropriate land use designations, including consideration of context and neighbourhood character.

3.3 Central Commerce Area

3.3.1 The Central Commerce Area is an area focused around the historic main street of Town as well as the immediately surrounding area that is physically and functionally connected to the Town core. Given the Town's regional service hub function, the Central Commerce Area will continue to be the focus of business, commerce and government uses. This area will also be promoted as an area of increased mixed-use development intended to provide opportunities where residents can live, work, shop and play all within a walkable environment. This area will play an integral part in the Town's growth management framework, by promoting a compact, walkable environment utilizing existing infrastructure.

3.3.2 The Central Commerce Area will support key shopping and specialty retail along James Street to ensure a lively and vibrant pedestrian experience on the main street of the Town.

3.3.3 Service, government and agency offices will be encouraged to locate in appropriate locations on adjacent streets to Seguin Street and James Street and in the immediate surrounding areas according to the land use designations.

3.3.4 The Central Commerce Area will support mixed-use development including retail, service or office uses on the ground floor, as appropriate, with residential and/or office uses to the rear and on the upper storeys.

3.3.5 Development and redevelopment in the Central Commerce Area shall be a minimum of two (2) storeys in height.

3.3.6 Residential development and redevelopment will be encouraged in the immediately surrounding areas to the main street and commercial area to further help in creating a walkable environment.

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3.3.7 Market Square will be enhanced and become a more prominent civic gathering place, with year-round activities, supportive street furniture and elements that create a welcoming space for all ages and abilities of residents and visitors.

3.3.8 The Town will focus efforts on the Central Commerce Area to support and strengthen local businesses, such as using Community Improvement Plans or other tools.

3.3.9 Strong active transportation connections and way-finding signage will enhance the physical and visual connectivity of the Central Commerce Area with the Harbour Area as well as to other parts of Town.

3.3.10 Parking facilities will be situated on the edges of the immediate downtown, and the Town will actively pursue opportunities to manage traffic and improve the flow of traffic into and through the Central Commerce Area.

3.3.11 Public art and casual gathering spaces will be encouraged in the Central Commerce Area to enhance the sense of place and promote positive experiences.

3.4 Economic/Mixed-Use Areas

3.4.1 The Economic/Mixed-Use Areas are areas where there are existing employment uses or employment uses in close proximity either in commercial centres or stretched along a corridor. These areas support existing and future employment through local and regional shopping areas, accommodation uses, personal or professional services, health care services, as well as employment areas that provide lands suitable for industrial uses. These areas will serve to connect residential and non-residential uses and activities to enhance the ability of residents to live, work, play and shop within a local area.

3.4.2 The Economic/Mixed-Use Area in the Town's industrial area on Connor Drive will specifically support the continued attraction and retention of industrial uses that require separation from other more sensitive land uses and require access to transportation system connections such as rail and highway.

3.4.3 The Economic/Mixed-Use Areas identified along the Joseph Street/Church Street/Seguin/Bowes Street corridors, and the surrounding streets are areas that will be planned to accommodate a greater mix of uses. These areas will be promoted to encourage residential uses in close proximity to retail, commercial and institutional uses.

3.4.4 The Economic/Mixed-Use Area along Joseph Street and Church Street north of the railway tracks will also include post-secondary institutional uses and encourage supporting uses such as student housing, commercial and recreational uses. This Mixed-Use Area includes the location of the new multi-use recreation facility and an existing enclosed shopping centre.

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3.4.5 The Economic/Mixed-Use Area along Bowes Street between Highway 400 and east of the CN railway bridge includes existing commercial and retail uses, as well as healthcare and related uses. It is anticipated that automotive-related uses will be allowed along this corridor as described in the associated land use designations.

3.4.6 The Economic/Mixed-Use Areas will host the majority of retail and commercial uses fronting along Joseph Street and Bowes Street, or as part of larger retail complexes with access from the Arterial roads, whereas the surrounding areas and streets will provide opportunities to accommodate medium-density and potentially high-density residential developments creating complete communities within a walkable distance.

3.4.7 Over the longer term, Mixed-Use Areas, other than the industrial area along Connor Drive, will have a greater concentration of residential units together with employment uses, thus creating opportunities to support the creation and extension of public transportation services to these areas.

3.5 Harbour Area

3.5.1 The Harbour Area is an important foundational and character-defining element of the Town and helps to identify the geographic importance of the Town's location on Georgian Bay, as well as the role of the waterfront and harbour lands as a major destination for residents and visitors, and for public and private development and place-making opportunities. The Harbour Area will provide an inviting gathering space and function as a destination for tourism-related activities and facilities. The Harbour Area will include lands that allow for residential, retail, commercial, accommodation, tourism, and cultural/entertainment uses and open spaces. Casino, gambling, and gaming facilities are not permitted in the Harbour Area.

3.5.2 The Town will support the preparation and implementation of a Waterfront Master Plan focusing on the Harbour Area that will provide a greater level of detail to describe the future vision and uses in the Harbour Area, aligned with the Vision and land use designations of this Official Plan.

3.5.3 The Harbour Area will support a mix of residential, accommodation, retail and service uses geared to the year-round population as well as tourists. The Harbour Area will also contain tourist attractions, public gathering spaces and parkland, while maintaining overall public access opportunities to the water and waterfront.

3.5.4 Strong physical and visual connections to the Central Commerce Area will be made through upgraded active transportation connections between the Harbour Area and the Central Commerce Area as well as wayfinding signage.

3.5.5 Public docking facilities and boat launch facilities will be maintained and enhanced to provide greater opportunities for the public to access the Town from the water and for access to Georgian Bay from the land.

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3.5.6 The redevelopment of underutilized or brownfield properties will be encouraged to the highest and best use in keeping with the vision of the waterfront expressed through this Official Plan and further through the Waterfront Master Plan.

3.5.7 New development in the Harbour Area will respect the topography, views and vistas to ensure buildings integrate into the surrounding uses and do not project higher than the surrounding physical landscape and maintain the opportunities for panoramic views of the harbour, Georgian Bay and to the Town from the water.

3.5.8 Public access to all areas of the waterfront in the Harbour Area will be maintained, including the continuation of the Fitness Trail, Northshore Rugged Trail, park system, and Town dock(s). Future development applications must provide opportunities for continued connection of linear trail networks in the Harbour Area.

3.5.9 Public art and casual gathering spaces, including along the linear trails and park system, will be encouraged in the Harbour Area to enhance the sense of place and experience-making opportunities.

3.5.10 The accommodation of the need for parking and traffic management will be explored through the potential for parking facilities in strategic locations and limiting vehicular access to certain areas in order to promote active transportation and a more pedestrian-friendly environment.

3.5.11 The Town supports the maintenance and expansion of existing marinas in the Harbour Area to support those that rely on marinas and launches for access to water-access-only lots. The Town also supports the location of strategic industrial uses in the southern portion of the Harbour Area to support industries that require access to Georgian Bay.

3.5.12 The Town will consider opportunities to build public/private partnerships in the Harbour Area to implement the policies of this Plan including those related to parking, connections, place-making and community building.

3.5.13 Development of lands within the Harbour Area should consider opportunities to educate and showcase the area's history, including First Nation history.

3.5.14 With access to Georgian Bay, the Harbour Area provides a direct link to ecologically and culturally important areas along Georgian Bay’s eastern coast. This Plan supports education and research opportunities within the Harbour Area.

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SECTION 4:

Land Use Designations

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SECTION 4: LAND USE DESIGNATIONS

4.1 Introduction

4.1.1 To support the Community Structure, there are five broad land use designations, three of which are further subdivided, as follows:

Residential

- Community Residential
- Community Residential “Future” Overlay
- Harbour Residential
- Rural Residential

Mixed-Use

- Corridor Mixed-Use
- Corridor Mixed-Use “Future” Overlay
- Central Mixed-Use
- Harbour Mixed-Use

Industrial

- General Industrial
- General Industrial “Future” Overlay
- Harbour Industrial
- Extractive Industrial

Open Space

Environmentally Sensitive

4.1.2 The policies in this Section are intended to guide development to occur in accordance with the policies of the land use designations and implement the Vision. The land use designations are shown on Map B of this Plan.

4.1.3 Uses normally accessory to and ancillary to the identified permitted uses of each land use designation are also permitted, unless otherwise stated, and provided they meet the policies of this Plan and the provisions of the Zoning By-law.

4.1.4 Permitted uses in each land use designation may be further refined through the implementing Zoning By-law to address size and context to consider adjacent and surrounding uses amongst other matters.

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4.2 Residential

Introduction

4.2.1 The Official Plan contains three residential designations. These are the primary location for residential uses in the Town. The residential designations include:

- Community Residential
- Harbour Residential; and,
- Rural Residential.

4.3 Community Residential

4.3.1 Lands designated Community Residential are intended to recognize existing and potential new residential neighbourhoods. These areas will accommodate a wide range and mix of housing options and supportive uses such as home-based businesses, schools, neighbourhood-scale commercial, child care facilities, parks and open space. Although existing neighbourhoods primarily consist of detached residential housing, these areas will continue to evolve to incorporate a wider range and mix of housing forms through intensification and redevelopment of vacant or underutilized properties.

4.3.2 PURPOSE

4.3.2.1 To accommodate residential growth including through intensification and redevelopment where appropriate.

4.3.2.2 To permit and encourage opportunities to provide a range and mix of housing options including affordable housing and attainable housing.

4.3.2.3 To permit a variety of complementary and compatible land uses including public service facilities such as community facilities and schools, neighbourhood-scale commercial and institutional uses as well as open space areas.

4.3.2.4 To encourage walkable environments through accommodation of permitted uses and linkages to open spaces and connections to active transportation facilities.

4.3.3 POLICIES

4.3.3.1 Permitted uses include:

a) Residential Units;
b) Additional Dwelling Units;
c) Additional Needs Housing;
d) Live-work Units;

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e) Home-based Businesses;
f) Child Care Facilities;
g) Neighbourhood scale commercial;
h) Public Service Facilities;
i) Places of Worship;
j) Parks and Open Spaces; and
k) Schools.

4.3.3.2 Low-rise residential forms of housing include single detached, semi-detached and townhouses and can also include tiny houses, and laneway housing in accordance with the implementing Zoning By-law. Low-rise residential units are permitted as of right in the Community Residential designation and should front on a Local or Collector Road. New single or semi-detached residential units are not permitted on Primary Collector Roads.

4.3.3.3 Where a townhouse development is proposed on an existing local road, the following criteria will be considered:

a) availability and adequacy of municipal infrastructure to accommodate the increased demand, including water, sanitary sewers, storm water drainage, and solid waste management;
b) off-street parking can be provided in accordance with the Zoning By-law;
c) the existing neighbourhood character is reflected and complementary in the proposed development in terms of scale, height, setbacks and amenity area so that the transition between existing and proposed buildings is provided;
d) existing vegetation is maintained where possible;
e) community services and other neighbourhood conveniences are accessible; and
f) capability to provide adequate buffering and other measures to minimize any identified impacts.

4.3.3.4 Mid-rise residential forms of housing include walk-up apartments, stacked townhouses and other multi-unit buildings or converted dwellings and are usually built to a maximum of four (4) storeys. Mid-rise residential developments must satisfy the location criteria of policy 4.3.3.6 and will be subject to a site-specific Zoning By-law Amendment. Site Plan Control will also be applicable if the building contains more than 10 residential units.

4.3.3.5 High-rise residential forms of housing include apartment buildings in taller buildings of a maximum height of ten (10) storeys. Development proposals for high-rise residential buildings in the Community Residential designation must satisfy the location criteria of policy 4.3.3.6 below and will be subject to a site-specific Zoning By-law Amendment and site plan control.

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4.3.3.6 Proposals to rezone a property for mid-rise and high-rise residential developments will be evaluated based on the following:

a) Buildings must be located on lots with frontage and direct access to a Collector or Arterial Road;
b) Demonstration that the size of the lot can accommodate the proposed development along with providing the required off-street parking in accordance with the Zoning By-law;
c) Height maximum of ten (10) storeys for sites along the Primary Collector Roads and six (6) storeys for sites with frontages along all other Collector Roads;
d) Demonstration that the development can provide for connection to active transportation network, including trails and the provision of sidewalks;
e) Demonstrated ability to provide outdoor amenity space on appropriate to the number of proposed residential units; and
f) Demonstration that the development can be sensitively integrated with the surrounding land uses and built forms and provide appropriate transition to adjacent low-rise residential uses in accordance with adjacency policies in Section 5.6 of this Plan.

4.3.3.7 The Town will support intensification within the Community Residential designation through such things as additional residential units, in accordance with the policies in Section 5, as well as infill and redevelopment of existing larger lots in accordance with the policies of this Plan.

4.3.3.8 Live-work units which include a dedicated commercial use on the ground floor and the residential use on a second storey are permitted in street townhouse dwelling units, provided there is adequate parking, and the dwelling unit can provide amenity areas for the residential use, and buffering by way of landscaping or fencing to adjacent residential dwelling units if required.

4.3.3.9 Home-Based Businesses shall be permitted in single detached, semi-detached and townhouse dwelling units in accordance with the provisions of Section 5.3.5 of this Plan.

4.3.3.10 Neighbourhood convenience retail and commercial uses which are designed to service the day-to-day needs of the nearby residents, and may include personal service uses, convenience stores, cafés, or similar, are permitted on properties with frontage on and/or access to either a Collector or Arterial Road. The implementing Zoning By-law may set out additional specific permitted uses and provisions to address requirements such as minimum lot size, parking, loading, and storage limitations.

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4.3.3.11 Child Care Facilities shall be subject to specific Zoning By-law provisions to manage neighbourhood impact and land use compatibility for such things as traffic management, amenity space (i.e. on-site outdoor play areas), and on-site parking for employees and drop-off/pick-up areas. This policy does not apply to Child Care Facilities that are located within a larger educational facility, such as an elementary school.

4.3.4 Public Service Facilities in the Community Residential designation shall generally be limited to elementary schools (public or private), emergency services depots, and small community recreation sites. All larger format Public Service Facilities such as arenas, recreation centres, secondary schools and community health facilities will be directed to Mixed-Use designation.

4.4 Community Residential "Future" Overlay

4.4.1 The area identified as Community Residential designation with a "Future" overlay as shown on Map B applies to lands located along the shoreline of Georgian Bay north of the existing built-up area of the Town. It covers 75 hectares with 1,400 metres of frontage on the water. This area represents the largest expanse of undeveloped shoreline in the Town. The Community Residential "Future" overlay area is expected to develop in stages over the long term, and development will be guided by the following policies.

4.4.2 POLICIES

4.4.2.1 Any development on the lands designated as Community Residential "Future" overlay will be subject to the following policies, and any other policies of this Plan as applicable.

4.4.2.2 The lands designated Community Residential "Future" Overlay designation are anticipated to accommodate a variety of residential uses.

4.4.2.3 Prior to approval of any development on lands within the Community Residential "Future" overlay designation area, a Master Plan or Secondary Plan will be prepared to identify appropriate land uses, proposed density and form of development, demonstration of linkages and the continuation of trails and natural open spaces, as well as policies to address the natural heritage and environmental features of the area in order to govern the long-term development of the lands. The Master Plan or Secondary Plan will be incorporated into the Official Plan by amendment.

4.4.2.4 The principles to be followed to design the future development and guide the preparation of the Master Plan or Secondary Plan will include consideration of:

a) protection of waterfront vistas, where appropriate;

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b) provision of a variety of means of public access and shoreline use;
c) provision of a linked system of public trails including the provision of the continuation of the Fitness Trail along the shoreline of Georgian Bay that will accommodate active transportation;
d) Alternative servicing options;
e) Efficient use of infrastructure and servicing; and
f) Sound urban design principles.

4.4.2.5 The Master Plan or Secondary Plan shall include the preparation of any required studies including but not limited to:

a) Servicing (i.e. water and sewage service);
b) Infrastructure and access (i.e. transportation and utility connections/extensions);
c) Overall development concept and layout;
d) Phasing of development; and
e) Identification and evaluation of environmental features.

4.4.2.6 The Master Plan or Secondary Plan must be approved by the Town and will provide the basis of future Planning Act applications to implement the overall development concept, including through draft plans of subdivision/condominium, zoning by-law amendments and site plans. Parks, open space areas and school sites should be integrated where feasible, in collaboration with, and to the satisfaction of, local school board(s).

4.4.2.7 The Master Plan or Secondary Plan will incorporate the following:

a) overall development concept, including principles, objectives and assumptions for the development of the lands;
b) identification of an appropriate range of population and household targets within the area;
c) identification of appropriate land uses for the area, focused on a range of residential types and densities and potential marine, resort and resort residential uses;
d) identification of phasing of development to facilitate a logical expansion of the existing developed area of the town;
e) identification of locations of public service facilities (including schools), community facilities, parks, trails, walkways and other open spaces within the area;
f) identification of the preferred location of appropriate storm water management facilities, which can be incorporated into the open space network on the lands;
g) identification of significant natural heritage and cultural heritage resources, lands subject to a flooding hazard, environmentally sensitive lands, drainage courses or other features, together with proposals for the protection and conservation of such features;

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h) design guidelines for both public and private features;
i) best management practices for shoreline development; and,
j) Urban Design principals for the Plan area.

4.4.2.8 Until the Master Plan or Secondary Plan is completed and approved by the Town, the policies of the Rural Residential designation will apply to development on lands in this area.

4.5 Harbour Residential

4.5.1 Lands designated Harbour Residential are located south of the Harbour Mixed-Use designation area and recognize the area along the east harbour suitable for higher density residential uses. This area is expected to experience significant change over the horizon of this Plan.

4.5.2 PURPOSE

4.5.2.1 To accommodate higher-density residential growth including through the redevelopment of former brownfield sites, where appropriate.

4.5.2.2 To permit high-rise residential building forms from townhouses to high-rise while preserving the harbourfront character and features.

4.5.2.3 To encourage opportunities to add to the provision of a range and mix of housing options including affordable housing and attainable housing units.

4.5.2.4 To encourage walkable environments through the provision of sidewalks and linkages to open spaces, trails and active transportation facilities.

4.5.2.5 Permitted uses shall include:

a) Residential uses in townhouses and high-rise buildings;
b) Additional Needs Housing;
c) Accessory uses such as parking garages, outdoor amenity structures;
d) Waterfront facilities and utilities such as docks, pathways and trails;
e) Marinas;
f) Restaurants;
g) Neighbourhood scale retail uses including such things as coffee shops, convenience retail and personal service shops;
h) Public and private parks and open spaces; and
i) Public Service Facilities.

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4.5.3 DEVELOPMENT POLICIES

4.5.3.1 In order to preserve the character of the area, development shall be in the form of townhouse, mid-rise and high-rise buildings with a minimum height of two (2) storeys and a maximum height of ten (10) storeys.

4.5.3.2 Developments will be subject to site plan control.

4.5.3.3 When a site-specific Zoning By-law Amendment is under consideration, the proposed development will be considered based on the following, to the satisfaction of the Town:

a) The design, location and height of buildings shall not block existing views to the Harbour and will be subject to a 15-metre height limit along the near shore (50 metres). Buildings should be oriented to maximize water views from all residential units in context with the natural characteristics of the property and surrounding area;
b) Building location shall accommodate continuation of the waterfront fitness trail, with a preference for views, vistas and water access;
c) Public views and vistas to Georgian Bay and landmarks around the waterfront and Town skyline should be retained and enhanced;
d) Shared outdoor amenity space for the residents of the development must be provided and may include internal courtyards, shared rooftop terraces, and ground-level green amenity spaces at a satisfactory ratio of space per residential unit.
e) Appropriate transition from low-rise development to proposed high-rise buildings will be provided, and the buildings have visual interest.
f) Screening of mechanical and/or telecommunication equipment situated on the top of the buildings from view from both the water side and the roadside. Mechanical equipment screening shall be subject to height limitations.

4.5.3.4 Residential development shall be architecturally designed to complement the natural attractiveness of the waterfront.

4.5.3.5 Parking for the residential units in the development shall be provided in covered structures where possible. Visitor parking spaces may be provided as surface parking and must be situated away from the waterfront.

4.5.3.6 Minimum separation between buildings on adjacent properties shall be incorporated into the Zoning By-law to preserve views of the harbour between buildings.

4.5.3.7 Maximum building widths and heights shall be incorporated into the Zoning By-law to preserve views of the harbour between buildings.

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4.5.3.8 The Town has the right to determine if a development proposal represents "over-development". The determination of over-development should be assessed against the following:

a) Demands on infrastructure and services;
b) impacts on public realm and local character;
c) height or density;
d) shadow impacts, overlook conditions, or access to daylight; and
e) impacts to a site's functionality or the redevelopment potential of the remaining block or adjacent sites, such as site access or circulation issues.

4.5.3.9 All developments will be required to provide public parkland or cash-in-lieu of parkland, in accordance with the Town's Parkland Dedication By-law, as described in Section 9 of this Plan.

4.5.3.10 Marinas that are part of a residential development or operated as an independent entity will be permitted and may be subject to site plan approval.

4.6 Rural Residential

4.6.1 Lands designated Rural Residential are intended to recognize areas suitable for future residential uses. However, these areas do not have existing municipal sewage and water services and may require additional studies to advance any development applications.

4.6.2 Permitted uses include:

a) Existing uses, legally established as of the date of approval of this Plan
b) Agricultural uses
c) Agricultural-related uses
d) On-farm diversified uses
e) Normal farm practices
f) Single detached dwellings
g) Home occupations
h) Home industries
i) Forestry and conservation uses
j) Additional residential units
k) Permitted uses may also include commercial and light industrial uses provided that:

i. There is minimal impact on the natural environment;
ii. The nature of the commercial or light industrial use complements the service character of town;

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iii. The site of the proposed commercial or light industrial use is adequately buffered from any existing residential uses;
iv. The proposed use is capable of being adequately serviced by water and sewage services, in accordance with the policies of this Plan;
v. Appropriate access is available which is safe and convenient including access to a publicly owned and maintained road; and
vi. A Site Plan Agreement is entered into between the developer and the Town.

4.6.3 The Town shall require a Secondary Plan or Block Plan to support an Official Plan Amendment application to redesignate lands to a more urban designation, prior to the approval of any development application for a Draft Plan of Subdivision or Condominium, or Zoning By-law Amendment. If no Official Plan Amendment is necessary to facilitate a Zoning By-law Amendment, the Town may allow consideration of the Zoning By-law Amendment without requiring a Secondary Plan or Block Plan.

4.6.4 The Secondary Plan or Block Plan will assess:

a) the scale of the proposed development;
b) its proximity to existing development;
c) the location of municipal services and assessment of available servicing capacity;
d) how the transportation network would be extended to support the proposed development;
e) consideration of other lands that would be expected to be developed for urban uses over time and how they would be accommodated and provided access; and
f) a description of the proposed extension of municipal piped services in a phased and financially viable manner.

4.6.5 Before development is to be allowed in the Rural Residential designation outside of the built-up area of the Town, the Town will be satisfied that such development is justified in taking place in this area as opposed to it being located in the built-up area of the Town where municipal services are available. If sufficient justification for the location of such development is not provided, approval shall not be given.

4.6.6 Individual development proposals of a size not requiring a secondary plan or block plan, as determined during pre-consultation with Town staff, shall be considered by the Town based on the following:

a) Demonstration of how the proposed development may proceed on private services or be facilitated through an extension of the municipal services;
b) Demonstration of how the proposed development will not hinder the development of the broader area;

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c) Traffic impacts have been determined to be minimal and not negatively impact the existing transportation network;
d) Access to the proposed development is by public road; and
e) Minimal impact on the natural environment as confirmed by a qualified professional's opinion.

4.6.7 As most development in this designation will be serviced by private individual water supply and private individual sewage treatment systems, the lots will be required to be large enough to prevent contamination of water supplies and minimize the impact on groundwater supplies.

4.6.8 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae (MDS).

4.7 Mixed-Use

Introduction

4.7.1 The Official Plan contains three Mixed-Use designations that are targeted as strategic growth areas and have the potential to accommodate growth in population and jobs. These Mixed-Use designations include:

- Corridor Mixed-Use;
- Central Mixed-Use; and,
- Harbour Mixed-Use.

4.7.2 These areas will intensify over time and include a greater mix of uses at different scales that will help the Town to become a more complete community and encourage more compact, walkable live-work environments. Residential uses in different built forms, types and tenures will help to respond to the changing demographics of the community. Jobs that serve the population are permitted, including those that are community- and regional-serving retail and commercial, office and institutional uses.

4.7.3 These mixed-use areas will also provide an opportunity to become areas for the Town to support future public transit services as more people and jobs make transit a viable option.

4.8 Corridor Mixed-Use

4.8.1 The Corridor Mixed-Use designation is focused along Arterial and Primary Collector roads which lead into and through the community. The Corridor Mixed-Use designation builds upon the existing employment uses, which include retail, commercial, professional offices and health care, and encourage the addition of residential and other supportive uses to create more walkable areas where people can choose to live in close proximity to where they work and shop.

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4.8.2 There is existing retail, commercial and other employment uses along these corridors or in concentrations found in large format developments that provide services to the travelling public in addition to local and regional residents. Lands within the Corridor Mixed-Use designation will support intensification and accommodate a mix of uses and built forms of development.

4.8.3 The Town will support the redevelopment of commercially designated retail lands to support mixed-use development in keeping with the planned function of these areas and the objectives of this Plan.

4.8.4 The Corridor Mixed-Use designation covers an area which goes beyond the depth of the lots that front along the Arterial roads. The intention is to allow for these adjacent lands to support the broader purpose of the mixed-use corridor and provide areas where residential uses and small-scale complementary uses can be placed. Larger and more active uses such as restaurants, accommodation uses and most retail will be focused along the corridor itself. The Town encourages the consolidation, intensification and redevelopment of existing properties in this area to achieve a greater mix of land uses and foster a pedestrian-oriented environment.

4.8.5 POLICIES

4.8.6 Permitted uses include:

a) Retail stores including but not limited to food stores and supermarkets, department stores and specialty shops;
b) Service commercial uses;
c) Restaurants;
d) Accommodation uses including hotels and motels;
e) Micro-breweries and micro-distilleries and associated retail sales and hospitality facilities;
f) Personal service uses;
g) Office uses;
h) Cultural, entertainment and recreational uses, including private athletic clubs;
i) Places of worship;
j) Public service facilities and community facilities;
k) Private and commercial schools;
l) Private recreational uses such as banquet halls and private clubs;
m) Major institutional uses;
n) Child care facilities;
o) Commercial and/or accessory parking facilities at-grade or in structures;
p) Residential uses in a range of built forms including:
    i. High-rise and Mid-rise Apartments;
    ii. Townhouses and Live-work units;
    iii. Additional Needs Housing; and,

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iv. Residential units in mixed-use buildings above retail/commercial ground floor space.

q) Legally existing low density residential units as of the date of approval of this Plan;

r) Automotive service centres, repair shops, gas stations, EV charging stations, and automotive dealerships;

s) Recreational vehicle and marine engine servicing and repair shops;

4.8.7 In addition to the identif ied permitted uses, light industrial uses such as enclosed artisan and maker spaces, small-scale research and development facilities, vertical farming facilities and uses that do not emit odours, noise, dust or vibration may be permitted within the Corridor Mixed-Use designation and may require an amendment to the implementing Zoning By-law.

4.8.8 Proposals for light industrial uses on the edges of the Corridor Mixed-Use designation adjacent to the Environmentally Sensitive designation or any Residential designation must satisfy the other policies of this Plan including land use compatibility and be subject to site plan control.

4.8.9 The following uses are specifically prohibited within the Corridor Mixed-Use designation:

i. New low-rise residential buildings, including single detached and semi-detached dwellings;
ii. Financial institutions;
iii. Standalone liquor and beer stores; and
iv. Adult Entertainment establishments.

4.8.10 Office and residential uses shall be permitted in stand-alone buildings or as part of a mixed-use building on the upper storeys.

4.8.11 Within the Corridor Mixed-Use designation, higher forms of buildings will be permitted along Collector roads as follows:

i. A maximum of ten (10) storeys for sites with frontage along the Bowes, Seguin, Church, Joseph and Parry Sound Drive corridor (Primary Collector).
ii. A maximum of six (6) storeys for mid-rise buildings with frontage on and access to all other Collector Roads.
iii. Properties with frontage only on a Local Road will be limited to lower-rise buildings of a maximum of 4 storeys.

4.8.12 Developments proposing taller buildings shall ensure sensitive transition to adjacent areas in lower-rise forms, while respecting the planned function of the area, in accordance with the policies of Section 5.

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4.8.13 All development shall be subject to Site Plan Control except individual residential developments of less than 10 residential units, in accordance with the policies of this Plan.

4.9 Corridor Mixed-Use "Future" Overlay

4.9.1 Lands designated Corridor Mixed-Use and showing a "Future" overlay on Map B include lands that require additional analysis by way of a Master Plan or Secondary Plan prior to any development being approved.

4.9.2 POLICIES

4.9.2.1 Any development on the lands designated as Corridor Mixed-Use "Future" overlay will be subject to the following policies, and any other policies of this Plan as applicable.

4.9.2.2 The lands designated Corridor Mixed-Use "Future" Overlay are anticipated to accommodate a variety of employment and residential uses.

4.9.2.3 Prior to approval of any development on lands within the Corridor Mixed-Use "Future" overlay designation area, a Master Plan or Secondary Plan will be prepared to identify appropriate land uses, proposed density and form of development, demonstration of linkages and the continuation of trails and natural open spaces, as well as policies to address the natural heritage and environmental features of the area in order to govern the long-term development of the lands. The Master Plan or Secondary Plan will be incorporated into the Official Plan by amendment.

4.9.2.4 The principles to be followed to design the future development and guide the preparation of the Master Plan or Secondary Plan will include consideration of:

a) consideration and, where appropriate, protection of waterfront vistas;
b) provision of a variety of means of public access and use of the shoreline;
c) provision of a linked system of public trails including the provision of the continuation of the Fitness Trail along the shoreline of Georgian Bay that will accommodate active transportation;
d) Alternative servicing options;
e) Efficient use of infrastructure and servicing; and
f) Sound urban design principles.

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4.9.2.5 The Master Plan or Secondary Plan shall include the preparation of any required studies including but not limited to:

a) Servicing (i.e. water and sewage service);
b) Infrastructure and access (i.e. transportation and utility connections/extensions);
c) Overall development concept and layout;
d) Phasing of development; and
e) Identification and evaluation of environmental features.

4.9.2.6 The Master Plan or Secondary Plan must be approved by the Town and will provide the basis of future Planning Act applications to implement the overall development concept, including through draft plans of subdivision/condominium, zoning by-law amendments and site plans. Parks, open space areas and school sites should be integrated where feasible, in collaboration with, and to the satisfaction of, local school board(s).

4.9.2.7 The Master Plan or Secondary Plan will incorporate the following:

a) overall development concept, including principles, objectives and assumptions for the development of the lands;
b) identification of an appropriate range of population and household targets within the area;
c) identification of appropriate land uses for the area, focused on a range of residential types and densities and potential marine, resort and resort residential uses;
d) identification of phasing of development to facilitate a logical expansion of the existing developed area of the town;
e) identification of locations of public service facilities (including schools), community facilities, parks, trails, walkways and other open spaces within the area;
f) identification of the preferred location of appropriate storm water management facilities, which can be incorporated into the open space network on the lands;
g) identification of significant natural heritage and cultural heritage resources, lands subject to a flooding hazard, environmentally sensitive lands, drainage courses or other features, together with proposals for the protection and conservation of such features;
h) design guidelines for both public and private features;
i) best management practices for shoreline development; and,
j) Urban Design principals for the Plan area.

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4.9.2.8 Until the Master Plan or Secondary Plan is completed and accepted by the Town, the policies of the Rural Residential designation will apply to development on lands in this area.

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4.9.3 The Town will be provided with appropriate documentation as part of a development proposal to:

a) identify appropriate land uses;
b) describe the proposed density and built form;
c) demonstrate how access to the lands will be achieved, including an evaluation of the potential extension of the existing transportation system and how or if rail line crossing will be permitted;
d) servicing analysis to describe how municipal water and sewage system services will be provided to the lands;
e) evaluation of the natural heritage features and areas in the area in accordance with the policies of Section 6, including their ecological functions, through an Environmental Impact Study to determine appropriate mitigation measures to ensure no negative impacts;
f) demonstrate how linkages to the active transportation system will be achieved; and
g) overall development concept and phasing of development.

4.10 Central Mixed-Use

4.10.1 The intent of the Central Mixed-Use designation is to recognize the community core and historic commercial centre of Town and its importance as the focal point of commerce, culture and services for the Town and surrounding regional area. The designation encompasses an area that is meant to create a pedestrian-friendly environment with visual interest, incorporating many building types and styles with a blend of different uses that provide locations for businesses and services that support the local community, regional area residents, as well as tourists.

4.10.2 The Central Mixed-Use designation encompasses the main street and lands in proximity to the main street and commercial core, as the opportunity exists to create and encourage development and redevelopment on the edges of the main street area that are functionally connected to the community core and introduce a mix of uses that are complementary and support a vibrant community core.

4.10.3 The Central Mixed-Use designation will be planned to:

a) Encompass the cultural, entertainment and administrative heart of the Town, making it a destination for residents and visitors to enjoy.
b) Attract investment and redevelopment to foster a strong and energetic core and promote economic revitalization while maintaining its historic roots and context.
c) Provide the focal point of commerce, office and professional services, government, administration and agency services, boutique and specialty retail, and civic gathering spaces.
d) Accommodate a range of housing options.
e) Have a strong connection with the harbour and waterfront areas through place-making, signage and active transportation links.

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4.10.4 Permitted Uses include:

a) Land uses that were legally existing as of the date of approval of this Plan;
b) Retail and service commercial uses;
c) Restaurants;
d) Farmer's market and outdoor cultural and tourist gathering spaces including pop-up retail markets and activities;
e) Artisan studios, galleries and associated retail spaces;
f) Accommodation uses including hotels and bed and breakfast uses;
g) Conference facilities;
h) Cultural, recreational and theatre facilities, including private athletic clubs;
i) Public service facilities;
j) Office uses, including for government, agency, administrative, and professionals;
k) Funeral Homes;
l) Places of worship;
m) Micro-breweries and micro-distilleries and associated retail sales and hospitality facilities;
n) Entertainment uses;
o) Residential dwellings in the form of mid-rise buildings and residential dwelling units above or to the rear of ground level retail/commercial uses; Mid-rise and High-rise residential uses, including above grade residential, live-work units and communal house, which may include Additional Needs Housing and housing for seniors;
p) Additional Needs Housing;
q) Child care facilities;
r) Health care services;
s) Live-work units;
t) Craftsman shop;
u) School and research facility; and
v) Parking lots and facilities with access from streets abutting James Street. Parking lots are not permitted on corner lots.

4.10.5 The following uses are specifically prohibited in the Central Mixed-Use designation:

a) Drive-through commercial and Drive-through restaurants;
b) Commercial uses requiring extensive outdoor storage areas;
c) Stand-alone residential buildings;
d) Adult entertainment establishments;
e) Gas stations, car washes, and automobile repair and body shops;
f) Government, agency and commercial offices on the ground floor of buildings on James Street between Seguin and Mary Street.

4.10.6 Mixed-use buildings will be encouraged throughout the Central Mixed-Use designation.

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4.10.7 Development and Redevelopment along James Street from the railway tracks in the south to Rosetta Street in the north will be a minimum of two (2) storeys. The ground floor must contain retail space and the upper storeys can accommodate office, commercial and/or residential uses.

4.10.8 Development and Redevelopment along Church Street from the railway tracks in the south to the railway tracks in the north will be a minimum of two (2) storeys. Proposals for buildings taller than four (4) storeys will require a Zoning By-law Amendment to allow consideration of a maximum of six (6) storeys.

4.10.9 Development and Redevelopment along Gibson Street, Mary Street, Johnson Street and Miller Street to Rosetta Street will be encouraged to incorporate a mix of uses with a maximum building height of four (4) storeys.

4.10.10 Ground floor office uses are permitted on all streets except for Seguin Street and James Street.

4.10.11 Development and Redevelopment along that portion of Seguin Street between the west side of the bridge and Church Street will be allowed a maximum building height of four (4) storeys.

4.10.12 Live-work units will be encouraged along the streets within the shoulder areas of the main street.

4.10.13 Developments proposing taller buildings shall ensure sensitive transition to adjacent areas in lower-rise forms, while respecting the planned function of the area.

4.10.14 With the exception of the operation of a public library, the former Town Fire Hall structure and certain temporary special events, Market Square Park shall be maintained as a public park only. The following additional uses shall be permitted within the former Town Fire Hall building:

a) dwelling unit or units on the upper floor of the building;
b) a specialty retail store;
c) a business or professional office;
d) a medical or dental clinic;
e) a cultural or recreational facility;
f) a public use ancillary to the operation of the Town of Parry Sound except those related to the use or storage of heavy equipment.

4.10.15 Parking and traffic management is an important consideration in the Central Mixed-Use designation. The Town will require new development to provide parking in accordance with the requirements of the Zoning By-law, unless otherwise waived or reduced by the Town through a cash-in-lieu of parking contribution.

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4.10.16 The Town will, through additional comprehensive analysis such as part of a Transportation Master Plan, and/or parking strategy, identify parking needs and opportunities to provide appropriate parking within the Central Mixed-Use area. Through an appropriate municipal by-law, the Town may collect funds through cash-in-lieu of parking to assist in funding the necessary infrastructure.

4.10.17 Surface parking lots within the Central Mixed-Use designation shall generally not have direct access or frontage on Local streets other than Gibson Street, Mary Street or Miller Street. Surface lots shall not be permitted on corner lots.

4.11 Harbour Mixed-Use

4.11.1 The intent of the Harbour Mixed-Use designation is to create a regional destination district that supports a mix of uses for local residents, regional residents and tourists alike. The Harbour Mixed-Use designation includes lands on the west side of the harbour as well as lands on the east side of the Seguin River and contains the Town Dock, marinas and other public and private businesses.

4.11.2 The Harbour Mixed-Use area will provide a wide range of retail, entertainment, service commercial and public uses that support a year-round economy. The Harbour Mixed-Use designation will be the premier hub of entertainment, attractions, and civic spaces for cultural events and celebrations. Over the lifetime of this Plan, the Harbour Mixed-Use area is expected to experience a significant amount of change.

4.11.3 An important component of the redevelopment of harbour lands will include the establishment of a public docking area for day users and water access for visitors to the harbour area. The public docking area will be central to the activities in the harbour area.

4.11.4 Permitted Uses in the Harbour Mixed-Use designation include:

a) Retail and service commercial uses;
b) Restaurants;
c) Accommodation uses such as hotels, lodges and resorts;
d) Conference facilities;
e) Entertainment and recreation facilities;
f) Public service facilities;
g) Civic squares and gathering facilities;
h) Parks, trails and open spaces;
i) Docking and marina facilities;
j) Cultural and event facilities;
k) Micro-breweries and micro-distilleries and associated retail sales and hospitality facilities;
l) Public waterfront facilities and utilities (i.e. docks/marinas); and,
m) Residential as part of a broader mixed-use development.

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4.11.5 Residential uses may be considered through a site-specific Amendment to this Plan and the proponent shall demonstrate, to the Town's satisfaction:

a) The development includes measures to scale the building height and massing in keeping with the character of the waterfront and harbour; and
b) Public access is maintained to the waterfront, and linkages are provided to the public trails and active transportation infrastructure.

4.11.6 Uses specifically prohibited in the Harbour Mixed-Use designation include:

a) Adult entertainment facilities;
b) Casinos;
c) Large format retail and commercial uses;
d) Financial institutions and retail outlets that predominantly sell alcoholic beverages, not including restaurants or facilities where alcoholic beverages are made, or partially made, sold, and consumed within the building or on site;
e) Drive-through facilities and automobile-oriented uses other than parking facilities, or staging areas for tourist attraction participation attending via bus; and
f) Automobile-related land uses such as motor vehicle sales and service uses, vehicle gas stations, car washes, automobile repair and body shops.

4.11.7 New developments within the Harbour Mixed-Use designation shall be required to demonstrate how they address the following land use transition and adjacency considerations:

a) Proposed uses are to be compatible with the surrounding uses, especially when abutting residential uses;
b) Maintain waterfront vistas and public access to the shoreline;
c) Architectural design to complement the tourist nature of the area and appearance of the development from both the land and water.

4.11.8 Building heights within the Harbour Mixed-use designation shall respect and protect the vistas/views of the water and town from both the water side and land side. No buildings shall create a wall to block off access or views, and the building footprint shall prevent overdevelopment of sites.

4.11.9 The Town has the right to determine if a development proposal represents "over-development". The determination of over-development should be assessed against the following:

a) Demands on infrastructure and services;
b) impacts on public realm and local character;
c) height or density;
d) shadow impacts, over-look conditions, or access to daylight; and
e) impacts to a site's functionality or the redevelopment potential of the remaining block or adjacent sites, such as site access or circulation issues.

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4.11.10 Hotels, lodges or resorts which are oriented towards the waterfront shall provide public access to the waterfront and may contain docking facilities for recreational boat traffic. Restaurants and other uses as part of an accommodation use or stand-alone use shall be oriented to the waterfront to attract and service visitors and tourists to the area.

4.11.11 Lands within the Harbour Mixed-Use designation may be zoned to allow a maximum building height appropriate to the context. Buildings or structures in excess of three (3) storeys may be permitted by way of a Zoning By-law Amendment, subject to the following criteria:

a) the maintenance of waterfront vistas from private and public lands;

b) demonstration of how the proposed structure fits in with the surrounding uses and the natural terrain and addresses the adjacency policies of section 5.6;

c) the structure shall be located on a property area of two (2) hectares or more; and

d) the use of site buffering and landscaping treatments to minimize the visual impact of such a structure.

4.11.12 The operation and expansion of the existing and/or new marinas is supported.

4.11.13 Parking and traffic flow are important considerations in the Harbour Mixed-Use designation. It is a policy of this Plan that:

a) Parking areas supporting uses and activities in the Harbour Mixed-Use designation area shall not be permitted on the waterfront; rather, they shall be located away from the water.
b) Large surface parking lots shall be discouraged. Where surface parking lots exist, they should be divided into smaller and more defined sections using landscape strips, islands and/or pedestrian walkways.
c) Structured parking facilities will be given consideration by the Town either on public lands or in partnership with private developers, with consideration given to street-level and pedestrian impacts, including factors related to safety and visual impact.
d) Large vehicle parking should be accommodated outside of the Harbour Mixed-Use designation area through arrangements for shuttle services from larger parking areas elsewhere in the municipality.
e) Vehicular traffic flow and safe accommodation of pedestrian traffic into and within the Harbour Mixed-Use designation area shall be prioritized by ensuring there are continuous sidewalk and trail connections and easily identifiable pedestrian walkways through parking areas.

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4.11.14 Active transportation infrastructure and linkages as well as signage for wayfinding purposes will be incorporated into new developments.

4.11.15 The Town will prioritize pedestrian movement and safety and seek to encourage the addition of age-friendly street furniture to enhance the public realm where appropriate within new developments, as well as along public trails and in public open spaces.

4.11.16 New development within the Harbour Mixed-Use designation will ensure adjacency and land use compatibility considerations in accordance with Section 5.6 are met when adjacent to Community Residential or Harbour Residential designated lands. This will include the development of lower building heights adjacent to residential uses to the west and north-west.

4.11.17 Developments proposing taller buildings shall ensure sensitive transition to adjacent areas in lower-rise forms, while respecting the planned function of the area.

4.11.18 Development proposals shall maintain waterfront vistas, the provision of public access to the shoreline, architectural design of facilities to complement the tourism nature of the area and appearance of the development from land and water.

4.12 Industrial

Introduction

4.12.1 The Official Plan contains three Industrial designations that are targeted as the key areas of employment in the Town. These designations include:

- General Industrial;
- General Industrial Future Overlay;
- Harbour Industrial; and,
- Extractive Industrial.

4.13 General Industrial

4.13.1 The intent of the General Industrial Designation is to provide areas appropriate to accommodate industrial uses which are sensitive to encroachment by non-industrial uses and protect the lands for the long term to support economic prosperity. These areas need to be situated in close proximity to transportation system connections such as highway access and rail lines. The General Industrial Designation includes lands being held for future industrial uses that require additional analysis to determine what may be necessary in order to develop these lands in the future, such as road access, servicing, and others as described in the policies below.

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4.13.2 Permitted uses on lands designated General Industrial include:

a) Manufacturing, assembly, processing and fabrication;
b) Storage, distribution and/or warehousing facilities;
c) Repairing and servicing operations;
d) waste management and waste processing facilities;
e) research and development establishments;
f) wholesaling establishments;
g) energy storage systems;
h) ancillary retail and/or office uses that are associated with the primary industrial use;
i) parks and open space
j) vertical farming facilities; and
k) wayside pits and quarries and portable asphalt plants for road works in the area.

4.13.3 Uses prohibited in the General Industrial designation include:

a) residential uses, unless a dwelling unit is necessary and appropriate for on-site security, caretaker or property oversight;
b) outdoor storage without there being a building used for a permitted primary industrial use in accordance with the provisions of the Zoning By-law;
c) institutional uses, with the exception of a trade school;
d) accommodation uses such as hotels or conference/convention facilities; and
e) retail uses that are not accessory to a permitted use.

4.13.4 Major office and major institutional uses are permitted in the Mixed-Use designations in accordance with the policies of this Plan and are not permitted in the General Industrial designation.

4.13.5 All new employment uses will proceed by way of Site Plan Control.

4.13.6 The following urban design policies apply to low-rise industrial buildings:

a) Where industrial properties are visible from Highway 400, walls facing the highway shall incorporate architectural treatments;
b) Outdoor storage areas shall be buffered and screened by way of fences and/or landscaping and appropriate setbacks as detailed in the implementing Zoning By-law; and
c) Loading areas and utility service facilities shall be at the side or rear of the building and/or away from view of the public streets.

4.13.7 Where industrial development is abutting residential, institutional, or open space uses, it shall be adequately buffered and screened, which could include the use of buildings, fencing and/or landscaping. Buildings and structures shall exhibit attractive visual facades or be screened from view from these other uses.

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4.13.8 Outdoor storage shall be prohibited in the front yard or exterior side yard of industrial operations.

4.13.9 Industrial uses whose operations may be offensive by virtue of heat, noise, vibration, glare, noxious emissions or appearance, may be restricted and will require a site-specific Zoning By-law Amendment to ensure that the amenities of the surrounding areas are not negatively impacted.

4.13.10 New industrial development shall generally be required to connect to municipal sewage services and municipal water services, where available.

4.13.11 Notwithstanding the above policy, consideration may be given to allow certain Industrial uses that may not require municipal sewage and/or municipal water services to proceed, provided it can be demonstrated that private services are satisfactory in accordance with the following:

a) Such uses shall clearly demonstrate to the Town that their proposed operation will not initially or in the future require municipal sewage services or municipal water services;
b) Provision of sufficient on-site water is available for firefighting purposes;
c) Such uses will only be allowed where the owners enter into an Agreement with the Town that the Town shall not be obligated to provide municipal sewage services or municipal water services to the site;
d) Such development satisfies the policies of this Plan; and
e) All such development shall have public road access.

4.13.12 Existing industrial uses along the waterfront area are recognized as important employment generators in the Town. While the eventual transition of industrial uses to other uses more compatible with the adjacent designations is expected on some sites, their continued use is encouraged and permitted. The Town will ensure that proposed development of sensitive land uses adjacent to such existing uses will only be permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to the industrial uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

4.14 Industrial "Future" Overlay

4.14.1 Lands designated Industrial with a "Future" Industrial overlay shown on Map B are intended to be protected for future industrial employment uses. Prior to development being considered on these lands, additional analysis as described in the following policy is required, as well as an Amendment to this Plan and the implementing Zoning By-law. Future development of these lands shall not allow uses that can hinder industrial expansion. Permitted uses on lands designated Industrial with a "Future" Industrial overlay include existing uses.

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4.14.2 Lands designated Industrial with a "Future" Industrial overlay shown on Map B have not yet been assessed for site suitability and are subject to further study prior to being designated for industrial development. Prior to advancing a development proposal on these lands, a proponent must demonstrate to the satisfaction of the Town:

a) The scale of the proposed development and consideration of compatibility with existing adjacent uses;
b) The proposed development will not negatively impact any environmental features or areas adjacent to the lands, by way of an Environmental Impact Study of the lands;
c) How the transportation network would be extended, if required for access to the proposed development;
d) Traffic impacts have been determined through the undertaking of a Traffic Impact Study, and any potential impacts to the existing transportation network can be mitigated or addressed; and
e) A description of the proposed servicing with municipal water and sewage services, or if private services are proposed, determination that such proposed servicing scheme will not impact the future extension of municipal services to the remaining lands.

4.14.3 An Official Plan Amendment will be required to change the designation from "Future" Industrial or "Industrial" to any non-employment use designation. The removal of lands from these employment areas shall require the following to be demonstrated to the satisfaction of the Town:

a) There is an identified need for the removal of the lands from the Industrial designation and the land is not required for employment area uses over the long term;
b) The proposed uses will not negatively impact the overall viability of the Industrial area or the existing industrial uses in the area by:
    i. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned industrial uses;
    ii. Maintaining access to major goods movement facilities and corridors;
c) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
d) The Town has sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

4.14.4 Legally existing uses on lands designated Industrial as of the date of approval of this Plan are allowed to continue in accordance with Section 9.10 of this Plan. No new non-industrial uses will be permitted. Expansion or redevelopment of non-industrial uses will need to satisfy the policies of this Plan.

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4.15 Harbour Industrial Designation

4.15.1 The Harbour Industrial designation applies to lands in the Harbour Area that are intended to provide marine access for industrial and service uses over the long term. These lands offer a strategic location that facilitates the loading and offloading of shipped material that supports the local and regional economy. These lands also provide a staging area for contractors that service the island populations on Georgian Bay.

4.15.2 Permitted Uses on lands designated Harbour Industrial include:

a) Shipping and receiving facilities associated with vessel transport;
b) Marinas and waterfront landings;
c) Boat launches; and
d) Contractor storage yards associated with marine activities

4.15.3 A limited amount of lands are designated Harbour Industrial in the Official Plan. It is essential that these lands be protected from uses that would impact the planned function of these lands.

4.15.4 Within the Harbour Industrial Designation, sensitive land uses or uses that would not be compatible with industrial or shipping uses shall not be permitted.

4.15.5 Changes of land use within the Harbour Industrial Designation shall demonstrate no negative impact to the planned function of lands within the designation.

4.15.6 Sensitive land uses proposed in proximity to the Harbour Industrial Designation shall be required to demonstrate compliance with MOECP regulations.

4.15.7 Lands within the Harbour Industrial Designation shall be placed in an appropriate zone within the Town's Zoning By-Law that implements the planned function of the designation.

4.16 Extractive Industrial

4.16.1 The Extractive Industrial designation encompasses pits and/or quarries that have been licensed by the Ministry of Natural Resources for mineral aggregate excavation.

4.16.2 The following are permitted uses in the Extractive Industrial designation:

a) The extraction of stone, gravel, sand and other aggregates and associated facilities used in the mineral aggregate operations such as crushing, screening, washing, aggregate storage and aggregate recycling;
b) Forestry, agriculture and resource management uses that do not preclude or interfere with the use of the lands for mineral aggregate extraction;
c) Recreational and conservation uses (including beaches and playfields);

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d) Trails;
e) Cemeteries; and,
f) Civic squares.

4.16.3 The establishment of new commercial pits and quarries or the expansion of existing pits and quarries shall require an amendment to the Official Plan.

4.17 Open Space

4.17.1 The Open Space designation identifies lands intended for parks and other outdoor recreational and functional open spaces. These lands are essential for providing places that foster a healthy lifestyle for residents, while being an important component of the tourism economy by creating destinations and linkages through trails.

4.17.2 The following are permitted uses in the Open Space designation:

a) Public and private parks;
b) Public open spaces;
c) Recreational and conservation uses (including beaches and playfields);
d) Trails;
e) Cemeteries; and
f) Civic squares.

4.17.3 Development shall only be permitted on land designated Open Space where it is directly related to and required for the permitted use.

4.17.4 Low impact development features may be incorporated into Open Space areas where there would be no adverse impact to existing or future parkland programming, design or operations.

4.17.5 Lands designated Open Space may not be redeveloped for a non-recreational use without an Amendment to this Plan, unless as otherwise provided for in the policies of this Plan. Small-scale commercial uses that are accessory to the primary Open Space use are permitted.

4.17.6 In keeping with the Town's Trails Master Plan as well as the Culture, Parks and Recreation Master Plan, parks and recreational facilities will be developed to meet the needs of residents and visitors to the Town. The Town will attempt, within its financial ability, to:

a) Secure additional shoreline and public access to Georgian Bay and the Seguin River;

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b) Diversify its present park system to meet the needs of its residents for all ages and abilities;
c) Provide local neighbourhood parks where deficiencies exist;
d) Retain and enhance existing boat launch facilities;
e) Encourage development of additional public boat launch facilities where appropriate; and
f) Provide linkages between parks and recreational facilities that will serve as recreational and functional active transportation routes and where practical, provide access to various providers of goods and services.

4.17.7 Any proposal to redesignate lands from Open Space to another designation shall need to demonstrate, to the satisfaction of the Town, that there is a sufficient amount of open space land within that area of Town, in accordance with the Trails Master Plan as well as the Culture, Parks and Recreation Master Plan.

4.17.8 The Rotary and the Algonquin Regiment Fitness Trail is a multi-use recreational trail. The Town will attempt to provide use of this trail to as many people as is practical given the need for the safety and security of the user groups.

4.17.9 The Town will require the extension of the Algonquin Regiment Fitness Trail and connection to it for continuous public use, by new development and/or redevelopment proposals with frontage on the waterfront of Georgian Bay.

4.17.10 A significant viewing area of Georgian Bay exists on Belvedere Avenue across from the Belvedere Heights Long Term Care Facility. It is the intent of this Plan to protect this property and scenic lookout through restrictions on development which may reduce vistas from this site.

4.17.11 Public space and event space will be encouraged at Market Square Park, situated in the Central Commerce Area. Market Square contains a small open space park that contains the War Memorial, which will be preserved for its historical significance. Market Square will be enhanced to create a greater sense of space and promoted as an important civic gathering and celebration space.

4.17.12 The former Town Fire Hall may be considered as a complementary component of the Market Square by virtue of its proximity, historical and architectural significance, and history of public use. The former Fire Hall will be allowed to be developed for non-public uses, while preserving its historical and architectural significance, provided the conversion does not negatively impact the public open space function of the Market Square Park.

4.18 Environmentally Sensitive

4.18.1 The Environmentally Sensitive designation applies to Provincially significant and unevaluated wetlands. Being part of the natural heritage system within the town, these areas are to be protected so they can continue to perform their vital ecological functions.

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4.18.2 The policies in this Section apply to lands that are designated Environmentally Sensitive.

4.18.3 The policies in Section 6 of this Plan are also applicable to the Environmentally Sensitive designation.

4.18.4 Permitted uses within the Environmentally Sensitive designation include:

a) Environmental conservation and preservation;
b) Environmental stewardship, restoration and rehabilitation;
c) Hazard management structures if demonstrated as necessary in the public interest; and
d) Flood and erosion control mechanisms, if demonstrated in the public interest.

4.18.5 The boundaries of the Environmentally Sensitive designation are delineated in a conceptual manner on Map B to this Plan, based on the wetlands identified and mapped on Map C to this Plan. The extent and exact location of the boundaries may be refined through site-specific review, and such refinements will not require an Amendment to this Plan. Such lands will be placed in an appropriate environmental zone in the Implementing Zoning By-law.

4.18.6 Provincially significant wetlands and their ecological functions designated as Environmentally Sensitive shall be protected over the long term. Development or site alteration shall not be permitted on Provincially significant wetlands in the Environmentally Sensitive designation.

4.18.7 Development or site alteration on unevaluated wetlands designated Environmentally Sensitive shall not be permitted, except for the following situations:

a) Site alteration to improve, protect, or enhance ecological features and functions;
b) Improvement or enhancement of the natural heritage feature such as daylighting of a creek;
c) Erosion and flood control deemed to be in the public interest;
d) Protection from hazard lands and natural hazards; and,
e) Where permitted subject to other sections of this Plan.

4.18.8 The lands designated Environmentally Sensitive shall be placed in an appropriate category in the Zoning By-law to ensure the features and functions are protected. Furthermore, the Zoning By-law shall incorporate required setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated Environmentally Sensitive in recognition of the feature and ecological functions of the area.

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SECTION 5:

General Development Policies

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SECTION 5: GENERAL DEVELOPMENT POLICIES

5.1 Introduction

5.1.1 Policies in this Section apply to all lands in the Town of Parry Sound, regardless land use designation. The topics included in this section were identified through public engagement as important considerations to guide the future of the Town.

5.2 Focus on Housing

5.2.1 The Town will encourage a range and mix of housing types, styles, tenures and affordability characteristics to meet the economic requirements and affordability needs of the Town's current and future population, in accordance with the policies of the Plan.

5.2.2 The Town will promote the creation and increased supply of attainable and affordable housing options through:

a) Requiring that all new residential developments or redevelopment proposals with greater than 10 residential units will provide a minimum of 10 percent of all units to be made affordable to low and moderate income households, whether the units are intended as freehold, condominium or rental;
b) Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from the changing demographics and employment opportunities within the municipality;
c) Encouraging Additional Residential Units;
d) Encouraging Ancillary Residential Units;
e) Promoting intensification and a full range of housing options and built forms to increase the overall supply of housing units;
f) Encouraging other levels of government to fund the creation of new assisted living and other housing units which are geared to income;
g) Supporting and utilizing senior government programs to assist in the creation of affordable housing units;
h) Encouraging the creation of a range of dwelling styles and dwelling sizes to address the construction costs; and
i) Encouraging the development of mid-rise and other built forms in mixed-use areas where they are in close proximity to employment opportunities, schools, public service facilities and active transportation facilities.

5.2.3 The land use designations of this Plan provide opportunities for new housing units at densities that efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation.

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5.2.4 The provision of housing units near employment opportunities and services that meet the daily and weekly needs of the population will assist the Town in creating the framework for a public transit system focused along the Arterial roads, as well as within the central core and waterfront areas.

5.2.5 The Town will explore and encourage partnership opportunities between the Housing Service Managers, private developers, as well as community groups and agencies, to provide innovative forms of affordable and attainable housing units which may include, but not be limited to, use of underutilized Town-owned lands or surplus lands which can be repurposed for housing developments.

5.2.6 Residential intensification and infilling will be encouraged within existing residential neighbourhoods in the Community Residential and Mixed-Use Designations as a means of increasing the amount of available housing stock.

5.2.7 The Town may utilize the provisions of the Development Charges Act, and other municipal approvals and mechanisms to encourage the production of affordable housing.

5.2.8 GENERAL HOUSING POLICIES

5.2.8.1 All new developments proposing ground-oriented housing, including single-detached, semi-detached and townhouse dwelling units, shall include design options that provide purchasers the ability to incorporate at least one Additional Residential Unit in the main building and/or provide lot sizes that will accommodate a detached Additional Residential Unit.

5.2.8.2 Innovative and non-traditional housing types, arrangements, and forms will be encouraged where residential uses are permitted in order to facilitate intensification, increase the overall supply of housing, and the creation of affordable and attainable housing units. These housing units may include but are not limited to Additional Residential Units, live-work units, life lease housing units, community land trusts, land lease community housing units, tiny homes, laneway housing units, multi-generational housing units, transitional housing units, and student housing units.

5.2.8.3 The Town will support measures to find permanent housing solutions for all citizens and encourage the retrofitting of lands and buildings to support vulnerable populations to ensure spaces, services and infrastructure are available to meet the needs of all residents through all stages of life.

5.2.8.4 Additional Needs Housing, meaning housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to mobility requirements or support functions required for daily living, such as long-term care homes, housing for persons with disabilities and housing for older persons. Additional needs housing will be encouraged in the Mixed-Use

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designations and may be permitted in any Residential designation by way of Zoning By-law Amendment to ensure that the property is of an appropriate size to accommodate the proposed use together with the required parking and other considerations that will be dealt with through Site Plan Control.

5.2.8.5 Residential developments of greater than 10 dwelling units are subject to Site Plan Control.

5.2.8.6 The Town will collaborate with publicly assisted post-secondary institutions to facilitate integrated planning for student housing and work on the development of a student housing strategy aimed at meeting the needs of current and future students.

5.2.9 ADDITIONAL RESIDENTIAL UNITS

5.2.9.1 Up to four residential dwelling units (including one primary unit and three accessory units) shall be permitted on any parcel of urban residential land that accommodates a single detached or semi-detached dwelling. One additional dwelling unit is permitted on non-serviced residential lots.

5.2.9.2 For the purposes of this Plan and in accordance with the Planning Act, a parcel of urban residential land is a parcel of land within the Town on which residential use, other than ancillary residential use, is permitted by By-law and is serviced by municipal water and sewage services. Additional Residential Units may also be permitted on Rural Residential, or Mixed-Use designation parcels of land in accordance with the policies of this Plan.

5.2.9.3 Where Additional Residential Units are specifically identified as a permitted use within a designation, they can be either within a dwelling or within an accessory detached building on a residential lot. Each specified parcel of urban residential land is permitted to have up to three Additional Residential Units within the primary residential building, or one Additional Residential Unit in a detached building, as identified below, for a maximum of four residential dwelling units per lot.

5.2.9.4 Up to two Additional Residential Units are permitted within a townhouse dwelling.

5.2.9.5 One Additional Residential Unit is permitted in a detached accessory building on a lot that includes a primary single detached, semi-detached, and/or townhouse dwelling, subject to conformity with the following policies:

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a) The Additional Residential Unit shall only be created and used in accordance with the Zoning By-law. The Zoning By-law will establish a maximum and minimum distance allowed between the primary dwelling and the detached Additional Residential Unit;
b) The detached building that accommodates the Additional Residential Unit shall be clearly subordinate to the primary residential building on the lot in terms of height and building footprint; and
c) The property containing the detached Additional Residential Unit will be prohibited from being severed from the property unless the use is substantive and free-standing (i.e. has individual water and sewer connections) and all outstanding waived Development Charges and Water and Sewer Charges are paid for the new main use.

5.2.9.6 All Additional Residential Units shall conform to the Ontario Building Code, Fire Code, and any other applicable legislation, regulation, or standard.

5.2.9.7 Additional Residential Units may also be considered on lands without municipal services where noted by the land use designations, provided the landowner can demonstrate that the private on-site sewage system and water system can satisfy the needs of the additional residential unit.

5.2.10 AFFORDABLE/ATTAINABLE HOUSING INITIATIVES

5.2.10.1 Affordable housing means:

a) In the case of ownership housing, the least expensive of: housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
b) In the case of rental housing, the least expensive of: a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the municipality.

5.2.10.2 Attainable housing is a term used to describe housing that would be achievable and sustainable based on income levels of low- and moderate-income households within a specific local market area. Typically, attainable housing will be delivered by the private sector can be achieved by building residential units at higher than typical densities, and/or smaller unit sizes and in different lot and development configurations than what is normally seen in a community.

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5.2.10.3 The Town will require a minimum of 10 percent of housing units to be provided as affordable housing (either for purchase or rental housing units) for all developments and redevelopment proposals containing 10 or more residential dwelling units.

5.2.10.4 The Town may take steps to affect the cost of housing through reductions in Development Charges, parkland dedication requirements, parking requirements, or the introduction of Community Improvement initiatives or other financial incentives and use other municipal powers available to encourage the creation of more affordable housing units.

5.2.10.5 Residential intensification and infilling will be encouraged within existing residential neighbourhoods as a means of providing affordable and attainable housing alternatives.

5.2.10.6 Intensification initiatives may include the provision for Additional Residential Units, encouraging lot consolidation and the use of innovative lot configurations and tenures that would allow additional lots or housing units to be created in established areas.

5.2.10.7 Affordable housing options may include programs and policies that provide a range of opportunities for both rental and ownership housing, in order to meet identified housing needs.

5.2.10.8 The Town will promote the provision of housing units in conjunction with retail and commercial uses in all Mixed-Use designations.

5.2.10.9 The Town may consider the use of agreements under Section 37 of the Planning Act to secure affordable housing units.

5.2.11 ADDITIONAL NEEDS HOUSING

5.2.11.1 Additional Needs Housing as generally defined by the Province means any housing including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living.

5.2.11.2 It is a policy of this Plan that:

a) Additional needs housing is permitted in all designations where residential uses are permitted, unless otherwise stated in this Plan.

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5.2.12 RENTAL HOUSING

5.2.12.1 To protect the limited supply of rental housing stock in the Town, the conversion of three units or more to freehold or condominium ownership shall proceed by draft plan of condominium.

5.2.12.2 Applications for a condominium conversion shall comply with the Condominium Conversion policies in Section 5.2.13 of this Plan.

5.2.13 CONDOMINIUM CONVERSION

5.2.13.1 The Town shall consider applications for a condominium conversion by following these guidelines:

a) the property is subject to a recent site plan agreement or a development agreement pursuant to Section 51(26) of the Planning Act;
b) Rental vacancy rate within the Town shall be three percent or higher for the preceding three years based on reliable data;
c) The conversion is necessary to rectify existing health and safety issues through the completion of building renovations, the cost of which would necessitate a permanent increase in rent levels above the affordability threshold;
d) In addition to meeting the above requirements, the applicant must also satisfy the following:
    i. Submission of a detailed inspection report on the physical condition of the property by a qualified architect or engineer to the satisfaction of the Town;
    ii. Submission of an affordable housing report, prepared by a qualified professional;
    iii. Demonstration that the tenants have been given the option to continue to lease their units following the approval of the conversion to condominium in accordance with the *Residential Tenancies Act*; and
    iv. The owner enters into an agreement with the Town which states that tenants have the first right to purchase their units or allows them to continue to rent despite the tenure of the building.

5.3 Focus on the Economy

5.3.1 The policy framework of this Plan provides clarity and a level of certainty to help attract investment, encourage innovation, allow flexibility to respond to changing market conditions and sustain and grow the economy to be competitive over the long-term.

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5.3.2 The Town's economy has three primary components:

a) Local and regional population supporting jobs including such services as healthcare, social services, education and retail;
b) Tourism and tourism-related jobs; and,
c) Industrial jobs.

5.3.3 OBJECTIVES

5.3.3.1 The Town will promote economic development, investment readiness and competitiveness by providing land to accommodate a diversity of jobs and a policy framework that supports a range and mix of employment opportunities including lands for industrial uses, institutional uses and a broader mix of population supporting uses to meet long-term needs.

5.3.3.2 The Town will encourage growth and retention of businesses that provide services to the local and regional population on a year-round basis including retail, commercial, service, education and healthcare.

5.3.3.3 Tourism will continue to play a key role, and the Town is committed to promoting the long-term health of a year-round tourism sector and will actively promote new tourist opportunities, parks, trails and tourist destinations.

5.3.4 LOCAL AND REGIONAL POPULATION-SUPPORTING JOBS

5.3.4.1 The Town will support opportunities for live-work units and home-based businesses in accordance with Section 5.3.5 to allow for small businesses to thrive and contribute to the local economy.

5.3.4.2 The Town will support the intensification of employment uses and compatible, compact, mixed-use development including office, retail, institutional, and government and agency services as provided for in the land use designations of this Plan.

5.3.4.3 Economic expansion is encouraged with a focus on the retention of the services and growth of the full range of goods needed by existing and new residents in the Town and by those residents in the surrounding area.

5.3.4.4 The Town will support and work with local school boards, post-secondary institutions and other training institutions to promote the types of employment opportunities available and needed in the local area and encourage the institutions to provide training and education opportunities to enhance and develop a skilled labour force.

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5.3.4.5 The Town will support and work with healthcare providers, related educational organizations, health service agencies, and all levels of government to support the ongoing provision of healthcare and will provide an appropriate role in forecasting and planning for the sustainable provision of care as the municipal and regional population grows.

5.3.4.6 The Town supports, area-wide agencies and special purpose bodies whose objectives are designed to contribute to and enhance the local economy and provide valuable services to local and regional residents.

5.3.5 HOME-BASED BUSINESSES

5.3.5.1 There are two forms of home-based businesses:

a) ***Home occupations*** which are small-scale operations conducted by persons in their own home and tend to be professional or personal services; and
b) ***Home industries*** which are carried out by the occupant of a property within an accessory building(s) on the property and may include professional or personal services, as well as artisan studios, maker spaces, small-scale manufacturing, processing or repair uses with limited retail operations.

5.3.5.2 Where home occupations are identified as a permitted use, they shall only be permitted in accordance with the following provisions:

a) The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent area;
b) The use should be serviced by full municipal water supply and sewage systems. The use of a private on-site water supply and/or a private on-site sewage disposal system may be permitted where the adequacy of such services has been demonstrated, and the home occupation use does not require additional services;
c) The use is primarily carried out within the dwelling unit, and can be appropriately accommodated within a residential unit;
d) The use is clearly secondary to the primary use of the property as a residence in terms of floor space utilization;
e) The retail sale of goods through online sales is permitted provided there is minimal traffic generated for pick-up and delivery;
f) The property is the principal residence of the person carrying on the home occupation use;
g) Outside storage of goods, materials, or equipment related to the home occupation use shall not be permitted; and
h) Compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles and other provisions regulating home occupations in the Zoning By-law.

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5.3.5.3 Where home industries are identified as a permitted use, they shall only be permitted in accordance with the following provisions:

a) The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent area;
b) The use should be serviced by full municipal water supply and sewage system. The use of a private on-site water supply and/or a private on-site sewage disposal system may be permitted where the adequacy of such services has been demonstrated, and the proposed home industry does not require large volumes of water;
c) The use is primarily carried out within an accessory building or structure separate from a residential use on the same lot;
d) The use is clearly secondary to the primary use of the property as a residential use and shall not detract from the primary use of the property;
e) Only accessory retail sales of products directly produced by the home industry are permitted;
f) Small engine repair, such as lawn mowers, pressure washers, and generators;
g) The repair, storage or sale of motor vehicles including recreational or marine vehicles is not considered to be a home industry; and
h) Compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles and other provisions regulating home occupations in the Zoning By-law.

5.3.6 TOURISM AND TOURISM-RELATED JOBS

5.3.6.1 The Town will capitalize on its geographic location and natural surroundings to promote tourism opportunities such as access to the Park-to-Park Trail system and the UNESCO Georgian Bay Biosphere Reserve.

5.3.6.2 Economic development related to tourism will be focused on:

a) Protection and expansion of the retail and commercial businesses that provide goods and services to tourists;
b) Transforming the Harbour Area into a major tourist and attractions gathering place;
c) Strengthening the Central Commerce Area as an extension of the tourist destination for access to services and goods and offering enhanced public spaces that round out a sense of place and community as a major tourist destination year-round; and
d) Stimulating and encouraging the growth of the tourist industry on a year-round basis through an increased supply of accommodation facilities, amenities, tourist destinations, activities and an attractive natural and built environment.

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5.3.6.3 The Town will support tourism-related employment with particular emphasis on attracting and retaining businesses in the Harbour Area and Central Commerce Area.

5.3.6.4 The Town will encourage place-making and the creation and promotion of memorable places through the use of public art and cultural expression of the community to reflect what makes Parry Sound unique.

5.3.6.5 The Town will encourage existing and new developments to contribute towards animating the streets and creating a vibrant and attractive tourist environment through measures such as street front displays, street furniture, pet-friendly opportunities and business hours of operation to support access to goods and services as much as reasonably possible.

5.3.6.6 The Town will work collaboratively with the community, local and regional artists, cultural workers and organizations to guide the provision of arts and cultural programs, services and facilities and pursue opportunities for public art in key places adding to the tourist experience.

5.3.7 BED AND BREAKFAST ACCOMMODATION

5.3.7.1 Bed and breakfast establishments are a form of tourist accommodation that is provided in private homes. These uses are deemed desirable and an asset to the community.

5.3.7.2 Bed and breakfast establishments are permitted in any residential designation or any non-residential designation where a residential unit is a permitted use, subject to the following:

a) The bed and breakfast establishment shall only be permitted in the primary residential unit;
b) The bed and breakfast establishment does not conflict with the character of the area in which it is located;
c) The bed and breakfast establishment has sufficient site area to accommodate adequate parking and provide reasonable buffering for adjacent uses as required by the implementing Zoning By-law.

5.3.7.3 Standards of operation and location of bed and breakfast establishments may be set out in the Zoning By-law or other applicable legislation.

5.3.8 INDUSTRIAL JOBS

5.3.8.1 Employment area lands are designated Industrial along with lands designated Industrial with a “Future” Industrial overlay as illustrated on Map B. These lands are located in close proximity to major transportation facilities and infrastructure to facilitate goods movement. The Town will protect these employment area lands for the long-term to accommodate current and projected employment growth of industrial jobs.

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5.3.8.2 The Town supports the expansion and retention of existing industrial and manufacturing operations to help strengthen and diversify the local economy. Heavier industries that emit odour, noise, vibration or other noxious types of disturbances are encouraged to be located in the Parry Sound Area Industrial Park located in Carling Township.

5.3.8.3 Industrial uses should be connected with municipal water and sewage services wherever possible. Some industrial uses may be allowed to proceed on private on-site water and/or private on-site sewage services in accordance with the policies of Section 4.7 of this Plan.

5.3.8.4 Subject to the appropriate analysis being completed in accordance with the policies of Section 4.7 to the satisfaction of the Town, the extension of sewer and water services intended to support the establishment of new or expanding manufacturing and industrial operations on lands designated Industrial with a "Future" Industrial overlay, may be assisted by the Town.

5.3.8.5 Certain types of light industrial, manufacturing and small-scale warehousing uses may be permitted in the Corridor Mixed-Use designation, in accordance with the policies of Section 4.6 of this Plan.

5.3.8.6 Major office and major institutional uses are permitted in the Mixed-Use designations in accordance with the policies of this Plan and are not permitted in the Industrial designation.

5.3.8.7 On lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long- term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

5.4 Focus on the Community

5.4.1 OBJECTIVES

5.4.1.1 Parry Sound will continue to develop as a complete community where there is equitable access to many of the necessities for daily living for people of all ages and abilities.

5.4.1.2 As part of a complete community, the Town will have a mix of jobs, a full range of housing options, increasing transportation options including active transportation, public service facilities, stores and other services.

5.4.1.3 Mixed-use areas will promote a more compact and walkable environment.

5.4.1.4 This Plan provides opportunities for a healthy lifestyle for all residents including supporting their physical, social and mental wellbeing.

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5.4.1.5 This Plan provides a framework to celebrate culture and qualities that make Parry Sound a special place.

5.4.2 COMMUNITY DESIGN

5.4.2.1 The Town encourages the incorporation of street furniture in new and existing developments within the Mixed-Use designations and along the active transportation network.

5.4.2.2 The Town will seek to incorporate seating and observation areas along the Fitness Trail at appropriate intervals and locations.

5.4.2.3 The Town will seek to improve wayfinding and signage for ease of use and navigation into and through Town, and by creating a uniform signage template for roads, active transportation network facilities and tourism-related advertising, and by encouraging businesses to use clear signage and municipal addresses that are visible from the street.

5.4.2.4 The Town will investigate opportunities to improve public spaces by providing accessible public washrooms, seating, shade structures and other measures to provide protection from the elements to enhance the tourist and resident experience in the public spaces.

5.4.2.5 The Town will require all new developments to demonstrate measures of inclusivity when designing their buildings and outdoor spaces. Similarly, the Town will seek to include appropriate measures to ensure ease of use by people of all ages and abilities in the creation and/or enhancement of public spaces, parks and active transportation facilities.

5.4.3 ACCESSIBILITY - UNIVERSAL DESIGN

5.4.3.1 In all municipal projects, the Town will ensure Universal Design principles are incorporated into designs to adhere to the Accessibility for *Ontarians with Disabilities Act* (AODA) and the Standard of the *Accessibility for Ontarians with* Disabilities Act.

5.4.3.2 The Town will encourage all new private development and redevelopment to incorporate universal design principles.

5.4.3.3 The Town will encourage that the Crime Prevention Through Environmental Design (CPTED) principles are considered for all new development and redevelopment.

5.4.3.4 The Town will require that public realm spaces and active transportation components are clearly marked and designed for their functionality.

5.4.3.5 The Town will continue to improve the level of accessibility of municipal services, municipal parks and facilities as budgets allow.

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5.4.4 DARK SKY CONSIDERATIONS

5.4.4.1 Light pollution can affect people and other living creatures. Despite being an urban community, Parry Sound is situated on the shores of Georgian Bay and surrounded by more rural environments where there is very little ambient light from development. The Town recognizes the value of a clear view of the night sky and wishes to encourage sensitivity to maintaining a dark sky as much as possible through the following measures:

a) Preservation of the waterfront and rural character shall be facilitated through the use of dark sky lighting, where appropriate and where safety concerns can be addressed.
b) New and existing development is encouraged to provide exterior lighting that avoids trespassing and glare on neighbouring properties, and lighting should be directed downwards rather than outwards.
c) Full cut-off dark sky compliant lighting shall be required for all new development through site plan control applications where appropriate and where not required for safety and security reasons.
d) Exterior floodlighting is not permitted.
e) Exterior lighting shall not interfere with water navigation.
f) The Town may require a detailed lighting plan as a part of any submission of any Planning Act application.

5.5 Climate Change

5.5.1 The Town is a member of the Integrated Community Energy and Climate Action Plans (ICECAP) partnership, a group of municipalities and First Nations communities who have come together for the purpose of a collaborative, more cost-effective approach to energy management and the reduction of greenhouse gas emissions for the operations of each member, their communities and the broader region as a whole. In 2023, the Town adopted a Corporate Climate Action Plan for the Town of Parry Sound.

5.5.2 The Town shall continue efforts to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through the following:

a) Working towards achieving the vision of this Plan by encouraging more compact, walkable neighbourhoods and a complete community overall;
b) Incorporating climate change considerations into the planning for and development of municipal infrastructure such as sewage treatment, water and stormwater management systems, and in the design of public service facilities;
c) Encouraging energy conservation and efficiency measures in all public and private buildings and working with other levels of government to promote energy efficiency programs and incentives;

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d) Promoting green infrastructure and low impact development in new developments and redevelopment proposals;
e) Plan for and require active transportation linkages and extension of existing network to provide realistic alternative transportation options for residents and tourists;
f) Plan for and support the introduction of a public transportation system through the encouragement of mixed-use areas and more compact forms of development; and
g) Allow small-scale urban agriculture within the Town limits to help meet the need for healthy, inexpensive, local food options. These opportunities may include identifying sites appropriate for community gardens and encouraging commercial agricultural operations such as vertical farms in appropriate locations in accordance with the policies of this Plan.

5.6 Adjacency Considerations

As the Town continues to evolve over the horizon of this Plan, development proposals will have to be considered against the vision of this Plan and the planned function of the broader area within which the site is situated, as well as on a site-by-site basis. The following policies will assist the Town in evaluating proposals from an adjacency and transition perspective.

5.6.1 Neighbourhood Character

5.6.1.1 New development proposals will be required to demonstrate how their proposed uses and built form fit into the existing neighbourhood character, where necessary, in terms of scale, massing, height, and siting of proposed buildings. Setbacks, parking areas and the proposed size and location of amenity areas may be used as potential measures of transition between existing and proposed uses and buildings.

5.6.1.2 New development will maintain a human scale-built form and be scaled appropriately to the context and provide appropriate transitions between different types of built forms and land uses.

5.6.1.3 High-rise buildings will be designed to provide appropriate transition from lower-scale buildings on surrounding properties. Measures to achieve transition in such cases may include building step-backs on upper storeys beginning at the fourth storey, and sensitive incorporation of balconies or upper-level amenity spaces to minimize overlook situations.

5.6.1.4 Where a proposed new commercial or mixed-use development abuts a Residential or Open Space designation, landscape buffers and screening through measures such as fencing will be provided where appropriate.

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5.6.2 Land Use Compatibility

5.6.2.1 Where a change of land use or zoning by-law amendment is proposed, including new or expanded industrial uses, the proponent shall demonstrate that the use is compatible with adjacent land uses and does not negatively affect the continuation of existing uses on adjacent lands.

5.6.2.2 Where development or redevelopment is proposed in close proximity to an existing industrial use that emits odour, noise or vibration, the Town will ensure the proposed development or redevelopment does not introduce uses that would hinder the long-term viability of the existing or planned industrial uses, and the Town may require additional measures to be included in the design of the proposed development building(s) to mitigate any potential adverse effects from the existing industrial use, in accordance with the policies of this Plan.

5.6.2.3 Where a change of land use to more sensitive uses or a new residential lots that are likely to adversely affect existing uses or be adversely affected by existing uses on industrial lands, a feasibility study that assesses the impacts of odour, noise, vibration, particulate or other emissions shall be required in accordance with provincial guidelines, and in accordance with Section 9. Some uses, such as residential uses, may be sensitive to the odour, noise, vibration or other emissions associated with facilities such as highways, arterial roads, railway corridors, pits and quarries, various types of industries and sewage treatment facilities. The required feasibility study shall include recommendations on impact mitigation. The approval of development proposals shall be based upon the achievement of adequate separation distances between land uses and mitigation recommendations.

5.6.3 DEVELOPMENT ADJACENT TO RAILWAYS

5.6.3.1 Generally, sensitive land uses shall not be encouraged adjacent to or in proximity to rail facilities. Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada.

5.6.3.2 Rail facilities shall mean rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses including designated lands for future rail facilities.

5.6.3.3 New sensitive land use proposals within 300 metres of a railway right-of-way are required to undertake a noise study, to the satisfaction of the Town in consultation with the railway operator, by a consultant sufficiently qualified to do so and shall be required to undertake appropriate measures to mitigate any adverse effects from noise that were identified.

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5.6.3.4 New sensitive land uses proposed within 75 metres of a railway right-of-way will be required to undertake vibration studies completed, to the satisfaction of the Town in consultation with the appropriate railway operator, by a consultant sufficiently qualified to do so and shall be required to undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

5.6.3.5 Proposed buildings to be occupied by new sensitive land uses proposed adjacent to railways will be required to be set back 30 metres from a principal main line and shall implement appropriate safety measures including appropriate crash barriers, safety berms and security fencing to the satisfaction of the Town in consultation with the appropriate railways.

5.6.3.6 The Town will have regard to the nature of existing development in the area proposed for development. Each development application will be assessed based on its individual characteristics and the relationship of the abutting existing development to the railway right-of-way.

5.6.3.7 Development of industrial uses adjacent to a railway corridor shall ensure that appropriate safety measures, such as setbacks of buildings a minimum of 15 metres from a principal main line, berms, and security fencing are provided to the satisfaction of the Town, in consultation with the appropriate railway company.

5.6.3.8 In order to minimize and alleviate, wherever feasible, the conflicts of the railway network with adjacent land uses and with the road network, the Town will require that adequate visual and/or physical separation or other techniques be provided to screen or mitigate the impact of a railway right-of-way from adjacent residential land uses.

5.6.3.9 Reduced setbacks may be considered in certain circumstances depending on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Town, in consultation with the appropriate railway operator.

5.6.3.10 All proposed residential developments or other sensitive uses located adjacent to railways shall be required to implement applicable warning clauses provided by the appropriate railway operator.

5.6.3.11 All proposed developments located in proximity to rail facilities shall evaluate, prioritize, and secure grade separation of railways and major roads, in cooperation with Transport Canada and the railway operator.

5.6.3.12 All proposed vehicular property access points shall be located at a minimum of 30 metres setback from at-grade railway crossings.

5.6.3.13 A chain link fence of a minimum of 1.83 metres in height shall be installed and maintained along the mutual property line shared with the railway

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right-of-way for all proposed developments.

5.6.3.14 Future developments shall not discharge or direct storm water onto a railway right-of-way and shall require prior concurrence from the appropriate railway operator prior to any proposed alterations to the existing drainage pattern affecting railway property.

5.6.4 PUBLIC USES AND PUBLIC SERVICE FACILITIES

5.6.4.1 All uses operated by a public authority including a Department of the Government of Canada, Province of Ontario, or the Town of Parry Sound, any hydro generation or other utility company are permitted in any land use designation for the purpose of public service use including municipal infrastructure and public service facilities.

5.6.4.2 All existing power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, by Hydro One or Ontario Power Generation or its subsidiaries, such as transmission lines, transformer stations, and distribution stations, shall be permitted in all land use designations provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any relevant statutes.

5.6.4.3 Town and other government public service facilities are encouraged to be co-located in community hubs.

5.6.4.4 Prior to the development of new Town public services facilities, consideration of adaptive re-use of existing facilities should be considered wherever possible.

5.7 Human-Made Hazards

5.7.1 BROWNFIELD SITES

5.7.1.1 The Town may require applications for planning approval for residential development to be supported by a Phase I Environmental Site Assessment (ESA) completed in accordance with Ontario Regulation 153/04. The Phase I ESA will document the previous uses of the property and provide an assessment of the actual or potential soil and/or groundwater contamination on the site. The requirement for the ESA to form part of a complete application will be determined in consultation with Town staff.

5.7.1.2 The Town may require applications for planning approval for non-residential development to be supported by a Phase I ESA completed

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pursuant to Ontario Regulation 153/04, where available information including the Contaminated Sites Inventory, indicates there is a potential for environmental contamination on the property. The requirement for the ESA to form part of a complete application will be determined in consultation with Town staff.

5.7.1.3 Where a Phase I ESA has revealed that the site may be contaminated, the Town will require a Phase II ESA that has been completed in accordance with Ontario Regulation 153/04. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil and/or groundwater contamination at the site or confirm the absence of contamination.

5.7.1.4 Where residential development is proposed including through applications for plans of subdivision/condominium, site plan, and consent, or where the application is for a change of use to a more sensitive land use than the site's previous land use, and where the Phase I and II ESA's reveal the site is or may be contaminated, the Town will require the applicant to provide a Record of Site Condition in accordance with the "Guideline for Use of Contaminated Sites in Ontario", as it may be amended from time to time. The Record of Site Condition shall be acknowledged by the Ministry of Environment and registered in the Brownfield Registry, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and acknowledgment from the province shall be provided to the Town prior to any planning approvals or issuance of a building permit.

5.7.1.5 Where the Town is to be deeded land for public roads, road widening, parkland, storm water management facilities or any other public use, the Town will require, as a condition of the transfer, a Record of Site Condition and acknowledgement from the Province to ensure that the lands have been properly remediated, where required.

5.7.1.6 The Town will require that a Record of Site Condition, acknowledged by the Provincial ministry, be submitted for development applications on sites that contain has been historically contained a gas station with a license to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Town will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a municipal road or other municipal lands, the Town will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the *Environmental Protection Act* be implemented to the satisfaction of the Town prior to the issuance of a building permit.

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5.7.1.7 In managing development on *potentially* contaminated sites, the Town should:

a) Identify and inventory those lands that are suspected or known to be contaminated;
b) Inform the applicant as part of any consultation meeting and prior to the receipt of an application for development of any such site where contamination could be problematic given the nature of the proposed use(s); and
c) Secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is carried out in accordance with the policies of this Plan.

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SECTION 6:

Natural Resources

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SECTION 6: NATURAL RESOURCES

6.1 Introduction

6.1.1 Parry Sound has a rich history stemming from its geographic location, natural setting and abundant natural resources. These resources help to define the Town's character, including the Georgian Bay shoreline, natural heritage features, cultural and archeological resources, and mineral aggregate resources. This section of the Plan provides policy direction to guide the appropriate level of protection of these resources to ensure long-term prosperity, environmental health and social and cultural well-being of the people of Parry Sound and surrounding areas.

6.1.2 This Plan endorses a stewardship ethic for shore lands that encourages landscape naturalization, improved on-site retention and treatment of pollutants, and improved compatibility with the natural environment.

6.2 Natural Features

6.2.1 The natural heritage features and areas in Parry Sound include wetlands, woodlands, wildlife habitat, fish habitat, areas of natural and scientific interest, and the habitat of endangered species and threatened species, which together make up the natural heritage system. The diversity and connectivity of the natural heritage system within the Town's limits and to the surrounding area depends on providing an appropriate level of protection of these features over the long term.

6.2.2 Natural Features have been identified on Map C and include the following features:

a) Fish Habitat;
b) Briggs Lake Provincially Significant Wetland;
c) Unevaluated Wetlands;
d) Provincially Significant and Regionally Significant Earth Science Areas of Natural and Scientific Interest (ANSI's);
e) Flood Prone Lands; and
f) At capacity Lake Trout Lakes (Darlington's Lake).

6.2.3 The Town is committed to the protection and enhancement of:

a) the quality of the various features of the natural environment including the shorelines of Georgian Bay, and lakes and rivers in Town;
b) significant natural sites including the Brigg's Lake Provincially Significant Wetland;
c) fish and significant wildlife habitat areas including significant habitat of threatened species and endangered species, and lands affected by natural hazards; and
d) the "urban forest" concept within Town, with a commitment to maintain and expand a treed environment as an integral component of the community.

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6.2.4 DEVELOPMENT POLICIES

6.2.4.1 This Plan may not have identified all of the natural features which exist within the Town. To determine if natural heritage features exist requiring development prohibition and/or protective measures, a preliminary ecological site assessment shall be required for areas of natural vegetation communities, areas with potential significant wildlife habitat, and suspected habitat of endangered species or threatened species. Following the preliminary assessment, the Town may determine that an Environmental Impact Study is required, which is to be prepared by a qualified professional, to determine the extent of the feature(s) and demonstrate there will be no negative impacts from the proposed development.

6.2.4.2 Evaluation of the natural heritage features and their ecological functions shall be done in accordance with the Town's Environmental Impact Study requirements described in Section 6.4 below and must be completed by a qualified professional.

6.2.4.3 Development and site alteration shall not be permitted in the limits of the Briggs Lake Provincially Significant wetland.

6.2.4.4 A number of mylonite rock outcrops exist within the Town, along Highway 400 and Parry Sound Drive. These have been identified on Map C as Earth Science ANSIs. Development and site alteration shall not be permitted in significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

6.2.4.5 Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

6.2.4.6 Development and site alteration shall not be permitted in the habitat of endangered species and threatened species except in accordance with provincial and federal requirements.

6.2.4.7 Appendix 1 provides a list of current Endangered Species and Threatened Species that have been documented in the Town. Specific locations of these species are not reflected on Map C to protect their habitat.

6.2.4.8 If sites containing habitat of endangered species and/or threatened species are identified during the review of a development application, appropriate development control techniques shall be used to ensure that identified natural features, or significant portions thereof, are protected as will be determined through an Environmental Impact Study and Species At Risk Study of the property.

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6.2.4.9 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified as part of the Town's natural heritage system, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. An evaluation completed in accordance with the Ontario Wetland Evaluation System is required to support development proposals adjacent to unevaluated wetlands.

6.2.4.10 For purposes of this Plan, adjacent lands shall be defined as lands within:

a) 120 metres of the boundary of a Provincially Significant Wetland;
b) 30 metres of the boundary of unevaluated wetlands;
c) 120 metres of the boundary of a Provincially Significant Area of Natural and Scientific Interest and 50 metres of the boundary of a Regionally Significant Area of Natural and Scientific Interest;
d) 30 metres of any watercourse;
e) 120 metres from Fish Habitat;
f) 120 metres of significant wildlife habitat; and
g) 300 metres of the shoreline of an at-capacity lake trout lake.

6.2.4.11 Building setbacks and/or vegetative protection areas may be imposed from the boundary of a natural feature. Such provisions may be determined as a result of an Environmental Impact Study of the property for the purpose of supporting a development proposal.

6.2.4.12 New developments will be considered within the context of sound environmental planning. The redevelopment of existing properties should adhere to current environmental, stewardship and planning standards, with a commitment to the use of "best available technology" and/or "best management practices".

6.3 Fish Habitat

6.3.1 The Town recognizes the value and supports the protection of fisheries and their habitat. High-quality fisheries provide benefits to the community such as recreational, local economic and environmental benefits.

6.3.2 Areas previously assessed as Fish Habitat are identified on Map C. However, this mapping should not be considered definitive.

6.3.3 Development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements.

6.3.4 Proposed development and site alteration within 120 metres of any watercourse that may contain fish habitat shall require an evaluation to assess the ecological function of the adjacent lands, and it must be demonstrated that there will be no negative impacts on the fish habitat. A

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Fish Habitat Assessment may be undertaken prior to further evaluation to determine if fish habitat is present. If fish habitat is not present, no further evaluation is needed. If fish habitat is present, an evaluation will demonstrate, to the satisfaction of the Town, that the integrity of the fish habitat is maintained despite the proposed development. Such an assessment may recommend specific measures to maintain fish habitat, including retention of shoreline and riparian vegetation, lot design, regulating the type, size and location of shoreline structures, requiring improvements to the habitat, or considering limits to dredging, filling and removal of aquatic substrate.

6.3.5 Development, including the construction of buildings and structures, will be required to be setback an appropriate distance as determined through the results of the Fish Habitat Assessment, and vegetative buffers will be required to be provided along streams to protect potential fish habitat. Setbacks will be established in the implementing Zoning By-law.

6.3.6 Darlington's Lake is an important Lake Trout fishery and is considered an "at capacity" Lake Trout Lake. Development and site alteration shall not be permitted within 300 metres of the Lake, unless it has been demonstrated that there will be no negative impacts on the lake, or its ecological functions. A Preliminary Ecological Site assessment shall be required. The Town will provide directions to the proponent on whether a detailed Ecological Site Assessment and/or an Environmental Impact Study is required for any development adjacent to Darlington's Lake. This further investigation will be required to demonstrate, to the satisfaction of the Town, that there will be no degradation of the water quality of the Lake.

6.3.7 Development shall not be permitted adjacent to a lake trout lake determined to be at capacity unless:

a) The development will be connected to a municipal sewage treatment facility;
b) Tile fields for any new lots must be located at least 300 metres from the shoreline of the Lake, or demonstration that drainage from the tile fields would be into another drainage basin which is not at capacity for development, or such that drainage from the tile fields would outflow at least 300 metres from the lake;
c) Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:
    i. the site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% CaCO3 equivalent by weight) overburden with acid-

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extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006, Appendix B). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soil chemistry should be taken at a depth adjacent to, or below, the proposed tile bed; and

ii. an unsaturated zone of at least 1.5 metres in depth exists between the tile bed and the shallowest depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soil saturation (e.g., in the spring, following snowmelt, or late fall).

d) Restrictions on the removal of natural vegetation within 30 metres of the lake, except to accommodate a limited number of paths, water lines, docking facilities and removal of trees posing a hazard; and

e) Establishment of a minimum 30 metre setback for all buildings and structures (except docking facilities).

6.3.8 Mill Lake is a cold-water lake trout Lake. Development may proceed in accordance with the provisions of this Plan provided the development does not exceed the carrying capacity of the Lake.

6.4 Environmental Impact Study

6.4.1 Where development, redevelopment and/or site alteration is proposed on lands that contain or may contain any of the natural heritage features and areas identified as part of the natural heritage system of the Town, the Town shall require that an Environmental Impact Study be prepared by a qualified professional with appropriate in-season field work, and in accordance with any applicable Federal, Provincial, and Town requirements that demonstrates that there will be no negative impacts as a consequence of the proposed development, on any natural heritage features, or their ecological functions, to the satisfaction of the Town.

6.4.2 Where an application for development, redevelopment and/or site alteration within an area that contains or may contain any of the natural heritage features and areas identified as part of the natural heritage system of the Town, is of a minor nature, the Town may scope or waive the requirements of an Environmental Impact Study.

6.4.3 The Town may require an independent peer review of an Environmental Impact Study at the applicant's cost.

6.4.4 All proponents are encouraged to engage with Indigenous peoples in the preparation of Environmental Impact Studies.

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6.4.5 The purpose of an Environmental Impact Study is to:

a) Collect and evaluate all of the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant natural heritage feature(s); and
b) Make informed decisions on whether or not a proposed use will have negative impacts on natural heritage features or their ecological functions within the Town.

6.4.6 The scope of the Environmental Impact Study will be determined in consultation with Town staff. At a minimum, an Environmental Impact Study must describe the natural heritage features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The Study should also consider the relevant aspects of and inter-relationships of various components of the natural heritage system on and off the subject property. In addition, the Environmental Impact Study must address how the proposed development will protect, maintain or restore the critical natural features and ecological functions of the natural heritage system.

6.4.7 Where fish habitat and/or the habitat of endangered species and/or threatened species are identified, the required Environmental Impact Study shall ensure that all Provincial and Federal requirements have been satisfied.

6.5 Water Resources

6.5.1 The Town will ensure that restrictions on development and site alteration are imposed as necessary to protect municipal drinking water supplies and designated vulnerable areas, and protect, improve or restore vulnerable surface and ground water and their hydrologic functions.

6.5.2 The improvement of water quality through remedial action and maintenance of remedial works that have been installed to enhance quality and protect water sources during construction may be made a condition of approval by the Town.

6.5.3 The Town will ensure that wetlands and fish habitats are protected from any potential adverse impacts from development, shoreline alteration, or other impacts that could threaten or destroy such features and areas and their ecological functions, in accordance with the policies in Section 6.

6.5.4 The Town will encourage the upgrading of existing private on-site sewage services where necessary.

6.5.5 The Town will ensure consideration of environmental lake capacity in accordance with policies in Section 6.3 and other applicable policies of this Plan.

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6.6 Mineral Aggregate Resources

6.6.1 The Town lacks the type of geological characteristics which would provide any significant sand and gravel extractive operation; however, a limited use stone quarry exists in the location shown on Map B, designated as Industrial. The existing quarry use of the Mill Lake Stone Quarry is recognized in this Plan.

6.6.2 The Town will protect the existing stone quarry from development and activities that would preclude or hinder its expansion or continued use, or from uses and activities which would be incompatible with the stone quarry operation for reasons of public health, public safety or environmental impact.

6.6.3 Rehabilitation of the quarry will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

6.6.4 Development on, abutting or adjacent to lands affected by the existing stone quarry may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed to the Town's satisfaction.

6.6.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants which are used on public authority contracts are permitted in any land use designation, without the need for an Amendment to this Plan, or the implementing Zoning By-law or requiring a development permit issued under the Planning Act, except on lands designated Environmentally Sensitive. The proponent shall be responsible for providing mitigation measures if required, to limit the potential negative impacts of the operations on surrounding lands.

6.7 Cultural Heritage and Archaeology

6.7.1 The municipal Clerk shall maintain a Register of Property of Cultural Heritage Value or Interest which will include properties that have been designated under Part IV and V of the Ontario Heritage Act (OHA). Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the Municipal Heritage Register, in accordance with relevant provisions of the OHA. The Register of Heritage Properties will be available on a publicly accessible website and will be updated regularly to ensure effective conservation.

6.7.2 The *Ontario Heritage Act* will be utilized to conserve, protect and enhance the cultural heritage resources in the Town, either through the designation of individual properties or through the establishment of Heritage Conservation Districts.

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6.7.3 A Municipal Heritage Committee may be established to advise the Town Council and assist the Town on matters related to the *Ontario Heritage Act* and other matters of cultural heritage conservation.

6.7.4 The Town may, by by-law:

a) designate properties to be of historic and/or architectural value or interest;
b) define specific areas within the Town, as an area to be examined for designation as Heritage Conservation Districts; and
c) designate areas within the Town as Heritage Conservation Districts.

6.7.5 The character of the downtown area will be preserved through the careful consideration of building heights and styles, especially along Seguin and James Streets. The Town encourages development and re-development proposals that preserve the architectural style and periods reflected in the area, while addressing other policies and the overall intent of this Plan.

6.7.6 When undertaking road widening, the Town shall consider the impact of the widening on important streetscapes and landscapes. In particular, the areas of Church Street and Gibson Street may be seriously impacted in a negative manner without consideration of these landscapes.

6.7.7 A Cultural Heritage resource assessment shall be required as a condition of approval for any lands to be developed, adjacent to existing protected built heritage properties, to assess the potential impacts of the proposed development and ensure the heritage attributes of the protected built heritage property are conserved. A Cultural Heritage Resource Assessment may be required to support proposed development in other circumstances, such as in older established areas of historic, architectural or landscape value. Such an assessment will evaluate the extent to which the development minimizes negative impacts on the surrounding cultural heritage features.

6.7.8 The Town may consider the preparation of a Cultural Heritage Master Plan. The Master Plan will establish policies, procedures and design guidelines consistent with Provincial standards, to support the identification, assessment, evaluation, registration, designation and alteration considerations of cultural heritage resources or changes to their heritage status. The Town may designate cultural heritage resources without the need for a Cultural Heritage Master Plan.

6.7.9 The Town will endeavour to preserve mature trees and other vegetation of cultural heritage landscape significance and/or scenic value. The preservation of trees along streets and roads is encouraged, except where removal is necessary because of disease or damage, to ensure public health or safety or for reasons related to the operation of the Town or any other utility agency.

6.7.10 Development will be designed in a manner that is sensitive to and complementary to the built heritage and cultural resources of the Town including historic buildings and other iconic features such as railway trestles and important views.

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6.7.11 Council recognizes that there may be (terrestrial and/or marine) archaeological sites or areas of archaeological potential within the boundaries of the planning region, especially along the shorelines of Georgian Bay, the Seguin River and Mill Lake. Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.

6.7.12 Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan. The Town, with the advice of the Ministry of Citizenship and Multiculturalism, may undertake the preparation of an Archaeological Management Plan.

6.7.13 Council will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal-provincial data sharing agreement and will utilize provincial screening checklists.

6.7.14 The Town recognizes that the waters of Georgian Bay may contain marine archaeological sites, which are defined as archaeological sites that are fully or partially submerged or that lie below or partially below the high-water mark of any body of water. These waters may possess a record of the earliest First Nations peoples who travelled, traded and lived along the waterways; hold the remains of former fishing traps or weirs, campsites, settlements and docks; or contain well-preserved ships that sank. Where there is evidence of a possible marine archaeological site, an archaeological assessment and documentation should be obtained prior to development proceeding.

6.7.15 Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where archaeological resources have been assessed, documented, and conserved in accordance with the recommendations of an Archaeological Assessment. Any alterations to known archaeological sites will only be performed by licensed archaeologists.

6.7.16 When development has the potential to impact a known or suspected cemetery or burial site, Council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply.

6.7.17 Archaeological resources that are located on a proposed development site will be conserved in accordance with the recommendations of the archaeological assessment. A letter issued by the Ministry of Citizenship and Multiculturalism indicating that the archaeological assessment report has been entered into the Ontario Public Register of Archaeological Reports must be provided to the Town and the recommendations should be followed.

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6.8 Natural Hazards

6.8.1 FLOODING HAZARDS

6.8.1.1 Development shall generally be directed to areas outside of hazardous lands adjacent to the shoreline of Georgian Bay, Mill Lake, and the Seguin River due to potential flooding hazards.

6.8.1.2 The areas that may be at risk of flooding are reflected on the mapping in the implementing Zoning By-law. The Zoning By-law may specify minimum flood elevations for all new developments.

6.8.1.3 Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

6.8.1.4 Development and site alteration shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

a) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
b) An essential emergency service such as that provided by police, fire, and ambulance stations and electrical substations; or
c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

6.8.1.5 Development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
c) New hazards are not created, and existing hazards are not aggravated; and
d) No adverse environmental impacts will result.

6.8.2 COASTAL HAZARD ON GEORGIAN BAY

6.8.2.1 Due to the flooding hazard of some areas along the shoreline of Georgian Bay, a Coastal Engineering report prepared by a coastal engineer to the

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satisfaction of the Town may be required in support of new development proposed. The Study must demonstrate the proposed mitigation measures to address the shoreline hazard. Measures may include identification of proper setbacks and minimum flood-proofing. The flooding hazard of the shoreline may limit development in some areas.

6.8.2.2 Georgian Bay is subject to periodic water level fluctuations that may result in significant property damage if adequate flood protection measures are not established. To minimize the risk of flood damage, no buildings shall be constructed in areas adjacent to Georgian Bay below an elevation of 178.3 metres GSC, except in accordance with Section 6.8.2.4.

6.8.2.3 Lands adjacent to Georgian Bay and lying below an elevation of 178.3 metres GSC have been shown on Map "C" as Flooding Hazard Areas. In order to minimize the risk of flood damage, these areas shall be zoned in the Zoning By-law to prohibit construction of buildings or structures and identify the 178.3 m contour as the minimum building opening elevation.

6.8.2.4 Should development take place on lands below the 178.3 metres contour, it shall be in accordance with the following provisions:

a) The construction of buildings or structures below an elevation of 178.3 metres GSC may be permitted where it can be demonstrated, to the satisfaction of the Town, that adequate flood proofing measures have been incorporated into the design and/or location of the building(s).

b) All development proposed below this elevation shall require an amendment to the Zoning By-law.

c) Non-habitable structures such as docks and boathouses may be permitted below an elevation of 178.3 metres GSC. However, it should be recognized by the owner that such structures may be subject to damage from periodic flooding.

6.8.2.5 Lands identified below the 178.3 metres GSC elevation along the shores of Georgian Bay, as shown on Map "C" to this Plan, may be zoned with the use of a Holding (H) symbol in the Zoning By-law. This holding symbol will signify that no buildings or structures other than docks and boathouses will be permitted until such time in the future as the symbol is removed by an amendment to the Zoning By-law.

6.8.2.6 Removal of the "H" holding symbol from those lands zoned below the flood elevation of 178.3 metres GSC along the shores of Georgian Bay may be permitted subject to the following conditions being satisfied:

a) All buildings and structures must be flood proofed to a minimum building opening elevation of 178.3 metres GSC;

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b) A report outlining proposed flood proofing measures, in accordance with a), and which recognizes the potential impact of wave action, must be submitted by a registered professional engineer qualified in addressing structural/ hydrological flood proofing measures in the design/landscaping of buildings and structures, to the satisfaction of the Town.

6.8.3 MILL LAKE AND THE SEGUIN RIVER

6.8.3.1 Mill Lake and the Seguin River are subject to periodic water level fluctuations that may result in significant property damage if adequate protection measures are not established. The flooding hazard areas are shown on Map C. There is currently no engineered floodplain mapping for the Seguin River or Mill Lake. The flooding hazard areas identified on Map "C" represent an estimate based upon three (3) metres above the controlled high-water mark. Until engineered mapping of the floodplain is available, this standard will apply. If engineered mapping does become available, the engineered line will become the boundary. Marginal refinements to the flood plain boundary may be made to correct errors in the mapping without an amendment to this Plan.

6.8.3.2 Permitted uses in the flooding hazard area will be restricted to docks, non-habitable boathouses, flood and/or erosion control structures, facilities which by their nature must locate near water or traverse water, and ancillary, passive non-structural facilities of adjacent land uses which do not adversely affect the ability of the flood plain to pass flood waters.

6.8.3.3 In the future, the Town will determine the areas of the floodplain within the "reach" that development may be allowed to take place and may seek provincial approval to establish a Special Policy Area reflective of the two-zone concept for flood plains. These areas (if any) will be determined comprehensively at that time for the entire "reach" and will be termed the Flood Fringe. New development will be allowed within the Flood Fringe if it is adequately flood-proofed to the level of the regulatory flood. The remaining portions of the floodplain will be termed the Floodway, and there will be no provision for new structural development within this area. Use of this approach will require an amendment to both the Official Plan and the Zoning By-law.

6.8.4 STEEP SLOPES AND EROSION HAZARDS

6.8.4.1 Development on steep slopes or properties that may be subject to erosion hazards will only be considered where it has been determined through appropriate study that no on-site or off-site erosion hazards will occur because of the development, that the site has safe access and the risks to public safety are minor and can be managed or mitigated in accordance with Provincial standards.

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6.8.4.2 The following policies shall apply to development proposed in association with steep slopes:

a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
b) Development shall be sufficiently setback from the top of bank or toe of slope of hazardous slopes. The implementing Zoning By-law shall establish a setback for development from the top and toe of bank of hazardous slopes.
c) The following information shall be required for a complete application to support Planning Act applications to reduce the required setback:

i. The location of the top and/or toe of slope has been determined by a qualified professional; and,

ii. A slope stability analysis completed by a professional engineer regarding the location of the new development and its possible impact. Factors to be considered in this assessment include, but are not limited to:

- Soil type and groundwater patterns;
- Vegetation type and cover;
- Severity of slope; and,
- Nature of development.

6.8.4.3 Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

6.8.4.4 Development and site alteration shall not be permitted to be located in hazardous lands and hazardous sites where the use is:

a) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
b) An essential emergency service such as that provided by police, fire, and ambulance stations and electrical substations; or
c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

6.8.4.5 Development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

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a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
c) New hazards are not created, and existing hazards are not aggravated; and
d) No adverse environmental impacts will result.

6.8.5 WILDLAND FIRES

6.8.5.1 Wildland fires, also referred to as wildfires or forest fires, are the second most frequent type of reported natural disaster, after flooding. When development expands into forested areas (known as the wildland urban interface), the manner in which development occurs affects the level of risk to human life that is associated with wildland fire. With a significant amount of tree cover in Town and in the rural townships surrounding the Town, there is the potential risk of wildland fires in the municipality.

6.8.5.2 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire which are identified by using the risk assessment tools established by the Province.

6.8.5.3 Development may be permitted in lands with hazardous forest types for wildland fire where the risk can be mitigated in accordance with wildland fire assessment and mitigation standards identified by the Province.

6.8.5.4 The Town may develop, with the assistance of the Province and in accordance with the Wildland Fire Risk Assessment and Mitigation Reference Manual (2017) or its replacement, screening maps that could be used by Town staff to identify areas of Level 1 and Level 2 high and extreme risks and to determine the planning and policy requirements with respect to the identified risk of wildland fires.

6.8.5.5 The Town may request an assessment undertaken by a qualified professional during the appropriate time of year and using accepted protocols to determine the wildland fire risk and required mitigation measures where development is proposed in areas identified as high or extreme risk or areas that need evaluation identified by the Province or Town or in other areas where the potential for wildland fire risk is unknown or has been identified through other documentation and/or site inspection.

6.8.5.6 Mitigation measures to support development in areas with hazardous forest types for wildland fire risk shall not negatively impact the natural heritage features and areas or ecological functions identified in this Plan.

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SECTION 7:

Municipal Infrastructure

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SECTION 7: MUNICIPAL INFRASTRUCTURE

7.1 Introduction

7.1.1 Municipal Infrastructure refers to the services and utilities that support the day-to-day needs of the community and form the foundation for development such as water services, sanitary sewer services, storm water management systems and waste management systems. It also includes electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications facilities, transit and transportation corridors and facilities, active transportation systems, and oil and gas pipelines and associated facilities. It is the intent of this Plan to ensure that the Town plans for these services in conjunction with the long-range land use planning framework. Planning in an integrated manner allows the municipality to ensure that the necessary infrastructure is planned for and available to meet current and projected needs, and to budget for major capital expenditures for things such as expansions and upgrades to accommodate future development.

7.1.2 The policies in this Section provide the overall guidance for managing land use planning decisions, whereas more detailed descriptions and information about the municipal infrastructure can be found in Master Plans associated with the respective topic, such as a Water Master Plan or Wastewater (Sewer System) Master Plan. Those Master Plans are intended to be periodically updated to align with the Official Plan. Although the planning horizon of this Plan is to the year 2046, it is recognized that planning for infrastructure can consider longer-term needs.

7.1.3 This Section also includes policies that encourage approaches to planning for infrastructure and assessing developments based on the inclusion of conservation strategies and planning for the impacts of a changing climate.

7.2 General Infrastructure Policies

7.2.1 All development and municipal infrastructure projects shall conform to the relevant policies of this Plan.

7.2.2 The preferred means of servicing for new development is full municipal water and sewer services, unless otherwise exempted by the policies of this Plan.

7.2.3 Development in the Town will be directed to areas with full municipal sewer and water services, unless deemed necessary to be located outside of the serviced area and/or able to satisfy the appropriate policies of this Plan according to the land use designation.

7.2.4 Municipal water and sewer services shall be planned to the satisfaction of the Town and any applicable authority in a manner that:

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a) accommodates forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services;
b) ensures that these services are provided in a manner that:
   i. can be sustained by the water resources upon which such services rely;
   ii. is feasible and financially viable over their life cycle;
   iii. protects human health and safety, and the natural environment, including the quality and quantity of water; and
   iv. aligns with comprehensive municipal planning for these services, where applicable.
c) promotes water and energy conservation and efficiency;
d) integrates servicing and land use considerations at all stages of the planning process;
e) considers opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and
f) be in accordance with the servicing options outlined in this Plan.

7.2.5 Prior to the approval of any application for lot/unit creation, the Town shall be satisfied that the municipal services will accommodate the proposed development, including adequate reserve system capacity.

7.2.6 The determination of the adequacy of municipal water and sewer services for a proposed development shall be at the sole discretion of the Town based on most current modeling. Should there be a need for review and consultation with the Town's engineering consultants, the cost will be the responsibility of the proponent.

7.2.7 The Town will work with proponents where there is interest in development or redevelopment that may trigger infrastructure improvements earlier than the Town has planned for, to determine if any upgrades may be eligible for using development charge reserves. Any improvements and expansions of municipal piped services will be considered within the context of sound fiscal management.

7.2.8 Development in the Urban Area will be serviced with full municipal water and sewer services, with the exception of the lands shown on Map D as being located in an area of existing partial services, or for an existing individual lot located on the edge of the serviced area where such services are not available.

7.2.9 Development proposed to take place on private sewer and water services shall be subject to the following, in addition to any other applicable policies of this Plan including the respective land use designation:

a) preparation of a servicing options study to determine the most appropriate method of servicing will be necessary for developments of more than five lots or any commercial or industrial development; and

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b) limited infill development on individual water service and individual sewage disposal systems may be considered where municipal services are not currently available or likely to become available provided;
   i. there are no existing or potential water quality or quantity problems identified;
   ii. site conditions are suitable for private services;
   iii. the development does not jeopardize the ability to upgrade the property to full municipal services in the future;

c) hauled sewage pump out services are available through a licensed hauler.

7.2.10 Partial services shall only be permitted in the following circumstances:

a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

7.2.11 Residential development proposed to take place on private services shall generally be restricted to single detached dwellings with a minimum lot size of 1 hectare.

7.2.12 In considering priorities for extending Municipal piped services, the Town will have regard for need as well as user costs of such extensions. Opportunities to accommodate growth and development in the existing built-up area on full services will be evaluated and where practical, utilized before growth and development is permitted elsewhere.

7.2.13 The Town encourages the co-location of linear water and sanitary sewer service infrastructure wherever possible when planning for the extension of existing and planned transportation and/or infrastructure corridors.

7.2.14 The Town will coordinate the expansion of the water distribution system and sanitary sewer system together with any comprehensive planning analysis for new development areas as well as during road reconstruction projects.

7.3 Water System

7.3.1 New development shall be required to connect to municipal water services, unless otherwise provided for in the policies of this Plan.

7.3.2 The Town will direct and accommodate growth and development in a manner that promotes the efficient use of municipal water and does not negatively impact the quality of municipal drinking water.

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7.3.3 Water mains and system components will be designed to provide sufficient capacity to service all existing areas in Town as well as consideration for the future development or redevelopment which may occur based on the land use designations and community structure described in this Plan.

7.4 Sewer System

7.4.1 New development shall be required to connect to municipal sanitary sewer services, unless otherwise provided for in the policies of this Plan.

7.4.2 The Town will direct and accommodate growth and development in a manner that promotes efficient use of the municipal sanitary sewer system.

7.4.3 New development will be responsible for the installation of all necessary sanitary sewer services, in accordance with Town standards and specifications. Sanitary sewer services shall be designed, constructed and maintained to:

a) Provide adequate service to meet the needs of the proposed development;
b) Accommodate full development of the drainage area;
c) Utilize gravity flow wherever possible;
d) Protect the natural environment and characteristics of the landscape within which they are located; and
e) Provide for sufficient depth and capacity to serve those areas which may ultimately be connected to the system.

7.4.4 Sanitary sewers will be separated from any storm water drainage facilities.

7.4.5 Where pumping stations are required as part of a new development or upgrades to an existing pumping station may be required to provide servicing capacity for a proposed development, the Town will require details on the feasibility of the upgrade, cost analysis, operation and maintenance as part of the development approvals process.

7.4.6 Where a pumping station is proposed by a proponent to service a proposed development, the costs associated with undertaking the necessary feasibility studies, environmental assessment, design, construction and start-up, operation and maintenance, removal and decommissioning, and the integration of the pumping station into the overall sanitary sewer system will be the responsibility of the proponent.

7.4.7 The Town will monitor the municipal sewage treatment plant capacity in accordance with Provincial rated capacity and initiate the necessary environmental assessment process for system capacity upgrades or expansion well in advance of anticipated need to ensure adequate time for obtaining all necessary approvals.

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7.4.8 The Town will undertake inspections of private on-site sewage disposal systems to ensure there is no threat to drinking water or groundwater or surface water.

7.5 Storm Water Management

7.5.1 New development will provide for the management of storm water runoff. Storm water management will ensure post-development run-off does not exceed pre-development flows/rates and will also ensure quality control as well as disposal.

7.5.2 Where practical and feasible, storm water management facilities shall be designed for open space use and integrated, where appropriate, into the Town's open space network.

7.5.3 As part of a development or redevelopment proposal, a storm water management report may be required to be submitted to the Town, prepared by a qualified professional, to:

a) Provide recommendations on a storm water quantity system which is encouraged to incorporate low impact development and attenuation and re-use, and water conservation and efficiency measures;
b) Document the possible impacts of development on the watershed flow regimes, including interconnection with groundwater resources;
c) Provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
d) Document how storm water quantity will be controlled, including maximizing the extent and function of vegetative and pervious surfaces; and
e) Determine and describe the necessary measures required to be undertaken during the construction process to ensure there are no negative impacts from the development.

7.6 Solid Waste Management

7.6.1 The Town is committed to ensuring an efficient, responsible integrated waste management strategy for the Town to accommodate present and future needs, which includes the reduction of the amount of solid waste being sent to landfill sites, and support for programs that regulate the disposal of household hazardous wastes and waste diversion through recycling and composting.

7.6.2 Former landfill sites are identified on Map C.

7.6.3 Development is not permitted within a landfill site, open or closed, until such time as the appropriate D-4 Assessment study is completed and approved, that have determined the actual influence area for the subject landfill site and provides recommendations respecting appropriate buffer areas.

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7.6.4 Development proposed in the vicinity of an existing or former waste disposal site may be impacted by the waste disposal site. Prior to considering development within 500 metres of an open or closed landfill site, a D-4 Assessment study, based on the type and/or scale of the development proposed, shall be required to assess the following, at a minimum:

a) The impact of any methane gas migration;
b) Whether the proposed use will be adversely affected by noise, odour, dust, or other nuisance factors;
c) Potential traffic impacts;
d) Whether the proposed use will be adversely affected by ground and surface water contamination by leachate migration;
e) Any migration or monitoring required; and
f) Those applicable items as contained in the Provincial Guideline D-4, April 1994, or its successor.

7.6.5 Where such hazards are identified, development will not be approved unless effective remedial measures are available and are undertaken.

7.6.6 Notwithstanding the policies of this Section, the implementing Zoning By-law may permit renovations or replacement of existing buildings and the construction of non-habitable accessory buildings without the need for a D-4 Assessment study.

7.6.7 In cases where an amendment to this Plan and/or the Zoning By-law is required to permit a proposed use within the D-4 Assessment Area, appropriate studies dealing with the matters set out above shall be submitted with the application.

7.7 Energy Conservation and Climate Change Considerations

7.7.1 The Town shall support energy and water conservation, reduced greenhouse gas emissions, and adaptation to the impacts of a changing climate through the following measures:

a) Encouraging expansion of the active transportation network and requiring new development to connect to the network;
b) Supporting the achievement of a compact form of development where appropriate;
c) Promoting mixed-use development especially within the Mixed-Use designations;
d) Encouraging new developments to design and orient buildings to maximize the use of passive solar opportunities;
e) Encouraging tree planting, such as the development or protection of trees, and innovative green spaces, such as green roofs, in new and existing developments;
f) Promoting water conservation and recycling opportunities;
g) Encouraging community gardens in publicly accessible locations;
h) Promoting the use of green infrastructure and low impact

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development measures wherever feasible, including the use of permeable surfaces and pervious pavement in parking areas;

i) Incorporating climate change considerations into the planning for and development of municipal infrastructure such as storm water management facilities, and public service facilities such as schools, community recreation facilities, long-term care facilities and other facilities that provide services and programs to the to the community; and

j) Support the planning for a public transit system.

7.7.2 The Town may investigate ways in which the Zoning By-law and subdivision and development standards can be modified to encourage energy conservation.

7.7.3 The Town will encourage energy conservation and efficiency measures in all public and private buildings and will work with other levels of government to promote energy efficiency programs and incentives.

7.7.4 The Town will provide opportunities for the development of energy supply, including electricity generation facilities and transmission and distribution systems.

7.7.5 The Town may consider proposals for energy storage systems and renewable energy systems and alternative energy systems as part of the consideration of accommodating projected growth.

7.7.6 Roof-mounted solar panels and/or small-scale wind turbines may be considered by the Town provided they do not detract from the view of Georgian Bay and do not present a navigation issue for watercraft. The Town may consult with the federal or provincial governments as appropriate when evaluating alternative energy systems or energy storage systems prior to making any decisions.

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SECTION 8:

Transportation

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SECTION 8: TRANSPORTATION

8.1 Introduction

8.1.1 The transportation network Parry Sound is highly constrained by physical features. Despite these constraints, and the presence of the two railways and Highway 400, the Town strives to provide a transportation system that is as efficient as possible. The transportation network within the Town includes a hierarchy of roads and supporting infrastructure to facilitate the movement of goods and people. This infrastructure requires careful planning for access, road design, safety and convenience. The maintenance and reconstruction to appropriate standards, including the potential inclusion of active transportation facilities.

8.1.2 Through the policies of this Plan, the Town will:

a) strive to help manage traffic and accommodate people and goods movement into and through Town;
b) encourage improvements to the active transportation network to help create a more walkable community for all ages and abilities;
c) strive to create a linear connection between the east end of Bowes Street at Highway 400 to downtown and then along Church Street and Joseph Street to the north end of Town;
d) support the development and expansion of alternative transportation solutions, including motorized and non–motorized corridors (e.g. paths, trails, sidewalks and bicycle lanes); and
e) promote land uses, development forms and building types that support active transportation and opportunities for future public transit services.

8.2 Active Transportation and Complete Streets

8.2.1 Active transportation is a term used to describe human-powered travel, which can include walking, cycling, or use of mobility aids such as scooters and wheelchairs, amongst others. The Town has historically been reliant upon automobiles, and the infrastructure needed to support active transportation is lacking in many parts of Town. This Plan strives to create more walkable areas through a mix of land uses, and more compact development will provide opportunities for improvements to the supportive infrastructure.

8.2.2 A complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including cyclists, pedestrians, transit riders, and motorists, and is appropriate for the function and context of the facility.

8.2.3 The policies of this Plan support the Town's efforts to enhance the active transportation system throughout the Town as well as prioritize a complete streets approach for the main roads, Collector, Primary Collector and Arterial, in Town.

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8.2.4 The Town will establish a complete streets approach for the design of new Collector and Arterial Roads, as well as for the refurbishment and reconstruction of existing Arterial and Collector Roads to accommodate the needs and safety of all road users.

8.2.5 In recognition that roadways serve pedestrian and non-motorized vehicles as well as vehicular traffic, the Town encourages the use of active transportation alternatives and, within its financial capability, will design its infrastructure to allow these uses.

8.2.6 The Town will endeavour to provide an efficient system of pathways for pedestrians and non-motorized vehicles serving its residential, mixed-use and open space lands. Where roads are being reconstructed, and where feasible, paved shoulders or trails should be considered to allow for non-motorized vehicles.

8.2.7 Opportunities for the addition of sidewalks and sidewalk connections and improvements on Local Roads will be pursued through development applications and capital road reconstruction projects.

8.2.8 The Active Transportation network should be identified, and all new developments shall be required to demonstrate how they can provide connection to the Active Transportation network.

8.2.9 Development applications will be evaluated for opportunities to incorporate active transportation, including but not limited to land dedication, connectivity to existing network routes and the linking of neighbourhoods and to the Central Commerce and Harbour Areas in particular.

8.2.10 Development applications that have the opportunity to connect active transportation routes and trails will be evaluated with respect to compatibility with the Trail and its various uses, and the Town may require mitigation measures to be incorporated into the development design to respect the function and effectiveness of the Fitness Trail.

8.2.11 Opportunities for creating new trail head access points or upgrading existing trail access points will be considered through development applications.

8.2.12 The Town will continue to implement the 2015 Trails Master Plan with an increased focus of linking existing and new public access points to the Fitness Trail and the Rugged Trail.

8.2.13 New multi-lot or multi-unit development proposals by plan of subdivision or plan of condominium should, unless otherwise provided in this Plan, include active transportation routes internally and linkages to external routes. Furthermore, these developments should include internal components of an active transportation network including, but not limited to, sidewalks, pathways and trails, and bicycle lanes. The Town will evaluate whether it is appropriate to acquire such facilities as part of a parkland dedication.

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8.2.14 The Town will work with neighbouring municipalities to encourage a broader multi-modal transportation system and connection between municipalities through alignment of active transportation networks, creating regional awareness of connected routes and support active transportation to reduce automobile reliance.

8.2.15 Municipal road allowances which could become a link in a trail and form part of the active transportation system will not be allowed to be conveyed out of public ownership, unless the municipality is able to negotiate a land swap on the private property for purposes of the active transportation system.

8.2.16 Where application is made to close and convey a road allowance, if the road allowance would not contribute to a trail system, the Town may dispose of it or consider conducting an exchange for alternative land that could become part of the trail or active transportation system where it is deemed appropriate.

8.3 Municipal Transit

8.3.1 The Town recognizes the benefits of accessible and affordable public transportation. As the Town grows and areas evolve, there will be increased interest and opportunity in the provision of public transportation.

8.3.2 This Plan promotes higher density, compact and mixed-use development to support more sustainable and convenient transit service that has links to, between, and through major destinations within the community, and to the broader region.

8.3.3 Development applications within the Mixed-Use designations and Harbour Residential designation should be designed in anticipation of possible future transit services, including reserving space for future bus stops.

8.3.4 In the spirit of regional collaboration, the Town will work with its neighbouring municipalities and First Nations communities to explore the feasibility of improved public transit within Town and the immediate area.

8.4 Road Network

8.4.1 ROAD CLASSIFICATIONS

8.4.1.1 Roads in the Town are classified by their jurisdiction, function and level of service into five categories, with the following minimum right-of-way widths unless specified elsewhere:

a) Provincial Highway (Highway 400);
b) Arterial Roads – 26 metres;
c) Collector Roads – 20 metres;
d) Local Roads – 20 metres; and
e) Private Roads – 10 metres.

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8.4.1.2 To achieve the planned function of the road network, the following policies apply:

a) The transportation network including future connections is identified on Map D.

b) Street design shall be planned in accordance with the Town's engineering standards for each class of road and the road network should clearly indicate the characteristics and nature of the road functions.

c) Lands shall be conveyed to the Town for road widening purposes, and the amount of land needed for such widening shall be determined through the approvals process, as permitted by the Planning Act, in accordance with the right-of-way widths described above, unless otherwise specified.

d) Road widening may be in excess of the stated right-of-way width in order to accommodate specific situations including:

i. Intersection improvements associated with, but not limited to, daylighting triangles, auxiliary lanes, transit or active transportation;

ii. Realignment of offset intersections;

iii. Completion of grid connections;

iv. Highway interchanges or crossings;

v. Grade separation for rail crossings;

vi. Watercourse crossings;

vii. Inclusion of active transportation infrastructure;

viii. Municipal infrastructure; and

ix. Additional lands required to accommodate grading for any of the preceding items.

8.4.1.3 The Town will only consider acquiring private roads for public maintenance where:

a) the Town obtains clear title to the land;

b) the roads have been constructed or brought up to the current minimum public road standards of the Town;

c) the costs of upgrading the road are borne by the affected property owners, or, where a number of landowners are involved, the Town may proceed by way of local improvement by-laws; and

d) the Town has the capability to assume operating and capital costs.

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8.4.1.4 Heavy truck traffic may be restricted to designated truck routes to minimize negative impacts of such traffic on residential areas.

8.4.1.5 Entrances shall only be considered where adequate sight lines can be maintained. New entrances are discouraged on hills or curves or within identified flood-prone lands.

8.4.1.6 Nothing in this Plan shall limit the right of the Town to open, improve or maintain any roadway as part of its capital works programs, or to upgrade a road from Local or Collector status to Collector or Arterial status where it is recommended in any Town-approved transportation study or review.

8.4.2 PROVINCIAL HIGHWAY

8.4.2.1 Highway 400 is a controlled access highway and no direct access onto Highway 400 is permitted.

8.4.2.2 The Ministry of Transportation controls the use of land adjacent to provincial highways. Any development proposals within 45 metres of the Highway 400 road allowance and within 395 metres of the centre point of an intersection of a Town road with the highway will be subject to the requirements of the Ministry and will require formal Ministry approval and permits.

8.4.2.3 Noise impact assessments shall be required for sensitive land uses adjacent to the Highway, determined in accordance with Section 9.10.

8.4.3 ARTERIAL ROADS

8.4.3.1 Arterial Roads provide for through traffic across the Town and may provide limited access to abutting properties.

8.4.3.2 The Town will maintain and protect the traffic carrying capacity of Arterial Roads through a variety of measures, including:

a) regulating driveway entrances, with a view toward limiting single-user driveways and encouraging joint driveway access;
b) controlling driveway access through site plan control or the provision of 0.30 metre reserves;
c) minimizing the number and restricting the location of intersecting streets and driveways along arterial roads;
d) incorporating a centre left turn lane on Arterial Roads where feasible; and
e) encouraging driveway entrances on corner lots to be located off the non-arterial road.

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8.4.3.3 The minimum right-of-way width of an Arterial Road shall be 26 metres, with the exception of Arterial Roads located within the Central Commerce Area, where the traditional 20 metre right-of-way width will be maintained.

8.4.3.4 Sidewalks will be maintained on at least one side of an Arterial Road. Where practical, sidewalks should be maintained on both sides of an arterial roadway.

8.4.4 COLLECTOR ROADS

8.4.4.1 Collector roads are designed to carry traffic between Arterial and Local roads, providing access to abutting properties and public service facilities.

8.4.4.2 The minimum right-of-way width of a Collector Road shall be 20 metres.

8.4.4.3 Sidewalks will be maintained on at least one side of a Collector Road. Where practical sidewalks should be considered for both sides of a Collector Road.

8.4.4.4 It is recognized that boulevards within residential areas often contribute aesthetic and vegetative character to the neighbourhood. For new residential development and redevelopment of existing residential neighbourhoods, this function of the boulevard will be respected and where practical, implemented and maintained on Collector Roads.

8.4.5 LOCAL ROADS

8.4.5.1 Local roads are designed primarily to provide local traffic movement and access to abutting properties.

8.4.5.2 The minimum right-of-way width for Local Roads shall be 20 metres, unless reduced right-of-way widths are considered by the Town to accomplish specific urban design objectives or where specific constraints exist that prevent the widening to 20 metres.

8.4.5.3 Sidewalks should be considered on at least one side of a Local Road, particularly where the road provides access to public service facilities (e.g. schools). On smaller length roads, or on cul-de-sacs, sidewalks may not be required and will be determined at the discretion of the Town.

8.4.5.4 It is recognized that boulevards within residential areas often contribute aesthetic and vegetative character to the neighbourhood. For new residential development and redevelopment of existing residential neighbourhoods, this function of the boulevard will be respected and, where practical, implemented and maintained on Local roads.

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8.4.6 PARRY ISLAND PROPERTIES

8.4.6.1 Properties within the municipal limits of Parry Sound that are located on Parry Island are considered as water access properties.

8.4.6.2 Although there is road access as illustrated on the Official Plan Map D, that is intended to reflect the current privilege afforded to these properties by the Wasauksing First Nation to gain access to those properties by land. The Town respects that land access to these properties is not a right and as such water access is, for purposes of this Plan, considered to be the primary means of access to these properties.

8.4.6.3 Docking and marine access and parking for vehicles will be required to be demonstrated to the Town to support any future development applications on these properties.

8.4.7 PRIVATE ROADS

8.4.7.1 The creation of new lots on private roads and/or the construction of new private roads or extension to existing private roads to support development is discouraged by this Plan. Should public road access not be feasible or appropriate, a reasonable alternative to address municipal interests (e.g., emergency access, garbage collection, connectivity, long-term road maintenance, etc.) is a private condominium road. New private roads will predominantly be created by condominium description and shall front on and have direct access to a year-round publicly maintained road.

8.4.7.2 Limited new development on existing private roads may be permitted subject to demonstration that a legal right-of-way exists and that the road has capacity to handle the anticipated additional traffic.

8.4.7.3 Development on private roads, including private condominium roads, may be subject to an agreement with the Town addressing such matters as limitations on the provision of services and/or maintenance, landowner responsibilities, warning clause and future assumption.

8.4.7.4 Private condominium roads shall be developed to an appropriate standard to accommodate emergency service vehicles and utilities as well as any other engineering standards approved or deemed acceptable by the Town related to road functionality, active transportation, snow removal, waste collection, or other identified matters.

8.4.7.5 Infrastructure under private roads will be considered private to the development and maintained by the property owner(s), not assumed by the municipality.

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8.4.8 ROAD NETWORK IMPROVEMENTS

8.4.8.1 Road Widening

In the case of development or redevelopment of property abutting a Town road, the Town may require the dedication of land for road widening purposes, as authorized by the *Planning Act*, in any applications dealing with plans of subdivisions, consents or site plan approval.

8.5 Parking

8.5.1 Parking requirements based on use are specified in the implementing Zoning By-law.

8.5.2 Alternative parking requirements may be required to address new development forms and broader community needs.

8.5.3 To ensure sufficient parking is available in the Central Commerce Area and Harbour Areas in particular, the Town, private enterprise, or the Town in partnership with private enterprise, may devise a plan to develop reasonable parking facilities, consistent with current and anticipated future demand and to assist with the management of traffic flow in these parts of Town.

8.5.4 On-street parking on municipal roads should generally be limited to short-term parking for shopping and business purposes.

8.5.5 The Town may consider reductions to parking requirements in the following situations:

a) For properties within an area or areas where the Town is satisfied that adequate alternative parking facilities are available. For example, schools where adjacent community facilities and/or parks exist where shared parking facilities are available.

b) For specific housing types including affordable or attainable housing, additional residential units where the Town is satisfied that adequate parking facilities can be provided on-site, in close proximity to the site, or where transit or active transportation facilities exist.

8.5.6 Development proposals for multiple units in higher density forms of housing, on or in close proximity to the Fitness Trail and other active transportation linkages, are encouraged to incorporate parking facilities for bicycles.

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8.5.7 TRAFFIC IMPACT STUDY

8.5.7.1 To determine whether an application for development is appropriate within the context of the policies of this Plan, a Traffic Impact Study may be required as part of a complete application. The Traffic Impact Study shall assess the impact of the proposed development on the transportation system and determine if any improvements may be required. The Traffic Impact Study shall be prepared by a qualified professional and submitted to the satisfaction of the Town, or applicable road authority.

8.5.8 PARKING JUSTIFICATION STUDY

8.5.8.1 To determine whether an application for development is appropriate within the context of the policies of this Plan, a Parking Justification Study may be required as part of a complete application. The study shall assess the amount of parking being proposed in comparison to the required parking and provide justification for the reduced level of parking and assess what impacts that may have on the immediate area. The Parking Justification Study shall be prepared by a qualified professional, to the satisfaction of the Town.

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SECTION 9:

Implementation

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SECTION 9: IMPLEMENTATION

9.1 General

9.1.1 This Plan will be implemented through the powers enabled by the *Planning Act*, *Municipal Act*, *Building Code Act* and other applicable provincial legislation, as well as appropriate local initiatives.

9.1.2 This Plan will be further implemented through other municipal by-laws, policies and development agreements as appropriate.

9.1.3 This Plan may be supplemented by and implemented through the preparation of companion documents such as master plans (i.e. servicing plans, transportation plans, a parks and recreation master plan), guidelines (i.e. urban design guidelines) and other strategies and land use planning studies as the municipality deems appropriate. All such companion documents are expected to support one another and support the Vision, Guiding Principles and goals of this Plan. Where there is a conflict between the policies of this Plan and the concepts and directives of any corporately endorsed, adopted or accepted companion document, the policies of this Plan shall prevail. The companion documents shall be updated periodically to ensure they remain in conformity with this Plan.

9.2 Official Plan

9.2.1 OFFICIAL PLAN REVIEW

9.2.1.1 The Town shall initiate a review of this Plan no less than ten years after approval of this Plan by the Province, and no less than every five years thereafter, unless this Plan has been replaced by a new Official Plan.

9.2.1.2 It is recognized that the Official Plan is not a static document and shall be monitored for its effectiveness. Where it is deemed necessary to amend this Plan based on changes to Provincial legislation and/or municipal planning policy priorities and Council direction, or due to changes in the physical, social or economic makeup of the municipality, this Plan will be appropriately updated while ensuring the overall public interest is served.

9.2.1.3 The Plan will be revised as required to ensure that it continues to conform with any provincial plans, has regard to matters of provincial interest and is consistent with the Provincial Planning Statement.

9.2.1.4 Before revising the official plan, the Town will consult with the approval authority and with other agencies with respect to the revisions that may be required and will hold a public meeting to discuss the revisions that may be required. Notice of the public meeting shall be provided in accordance with the requirements of the *Planning Act*.

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9.2.2 AMENDMENTS TO THIS PLAN

9.2.2.1 It is the intent of this Plan to serve as the basis for managing change within the Town to the year 2046 in keeping with the overall Vision and goals expressed herein. It is recognized, however, that there will be situations where an amendment to this Plan may be required. The following policies provide guidance in that regard.

9.2.2.2 This Official Plan should only be amended when the policies, designation or map(s) of this Plan have been found to not address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner or there are required changes as a result of new or amended Provincial policy and legislation.

9.2.2.3 Applications to amend this Plan shall proceed in accordance with the *Planning Act* approval requirements including measures for providing public notification and consultation as described in this Plan.

9.2.2.4 Applications for amendments to this Plan shall be subject to the submission of supporting documentation demonstrating the following to the satisfaction of the Town:

a) Shall have regard to the matters of Provincial Interest outlined in Section 2 of the *Planning Act*;
b) That the proposed amendment is in conformity/consistency with relevant Provincial plans and policies; and,
c) Other matters as deemed applicable.

9.2.2.5 Technical revisions or minor changes to the text or maps of this Plan may be made without public notice and without requiring an Official Plan Amendment provided they do not change the general intent of the Official Plan and only for the following reasons:

a) Changes to the numbering, cross-references and arrangement of text, tables and maps, but do not add or delete sections;
b) Altering punctuation, and corrections to grammatical or typographical errors in the Plan which do not change the intent or affect the policies or maps;
c) To reword policies or re-illustrate mapping to clarify the intent and purpose of the Plan or make it easier to understand, without affecting the intent or purpose of the policies or maps;
d) Translation of measurements or changes in reference to legislation or changes to legislation where the legislation has changed; and
e) Changing or updating appendices.

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9.2.3 SECONDARY PLANS

9.2.3.1 Where a Secondary Plan or Master Plan is required by the policies of this Plan, for lands with a "Future" Overlay designation as shown on Map B, the process will involve a comprehensive, integrated planning approach, and shall be required to provide the details described in the relevant section(s) of this Plan under the specific land use designation.

9.3 Zoning By-law

9.3.1 GENERAL

9.3.1.1 This Plan will be implemented through the Town's Zoning By-law to regulate the use of land, buildings and structures in accordance with the provisions of the *Planning Act*, and may, where appropriate, be more restrictive than this Plan.

9.3.1.2 The Zoning By-law shall include the list of permitted uses identified in this Plan and may further refine and define uses as necessary. It is not the intent of this Plan to list every permitted use within each designation, as the Zoning By-law will establish permitted uses for each zone.

9.3.1.3 The Zoning By-law will include regulations for development to ensure that land uses are compatible with one another, and that appropriate consideration is given to transitions between different uses and built forms. Development standards may include, but are not limited to, building setbacks, lot area, lot coverage, lot frontage, and height restrictions.

9.3.1.4 It is not intended that all areas designated in this Plan will be pre-zoned for permitted uses in the implementing Zoning By-law. Certain areas may be zoned to a limited capacity due to factors such as type and availability of services, frontage and road access, or where the use of a Holding By-law does not provide the appropriate level of control.

9.3.1.5 The Town will review and update or replace the existing Zoning By-law within three years of the approval of this Plan to provide the necessary implementation tool to achieve the vision of this Plan. The Zoning By-law will be prepared, and adopted, to conform to the policies of this Plan, in accordance with the *Planning Act*.

9.3.2 AMENDMENTS TO THE ZONING BY-LAW

9.3.2.1 The Town may consider applications to amend the Zoning By-law for site-specific development applications, based on the following considerations:

a) The proposed use and/or buildings/structures will be compatible with adjacent development;

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b) The proposed use does not pose a danger to adjacent uses by virtue of any defined hazardous nature;
c) The proposed use does not pollute any water and/or soil or otherwise threaten the environment, natural heritage features or their ecological functions;
d) The proposed use conforms to this Plan; and
e) Municipal services, including municipal water and sewage system capacity is available, if applicable, to support the intended use.

9.3.2.2 The Town may require the submission of supporting documentation and reports or studies for an Amendment application to be deemed complete. The list of potential studies and reports are found in Section 9.10.3.4 of this Plan.

9.3.2.3 Council may, by by-law, delegate the authority to approve minor Zoning By-law Amendment applications such as for lifting of Holding provisions, temporary use permits or other minor zoning amendments, to a Committee of Council, or to an officer, employee or agent of the municipality, in accordance with the Planning Act.

9.3.2.4 Uses of land which legally existed as of the date of adoption of this Plan may be recognized by an appropriate zoning category in the implementing Zoning By-law and extensions and/or the construction of accessory buildings may be permitted in accordance with any other applicable policies of this Plan.

9.4 Other Planning Tools

9.4.1 HOLDING BY-LAW

9.4.1.1 Section 36 of the *Planning Act* provides for the use of a holding symbol "H" in conjunction with any zone found within the implementing Zoning By-Law.

9.4.1.2 The purpose of the holding provision is to prevent or limit the use of land where the future land use has been determined but where imminent development would be premature until various conditions are met, and until such time as the Town is satisfied that further development may take place.

9.4.1.3 The use of the holding symbol allows the municipality to prevent or limit the use of land to achieve orderly, phased development, and to ensure that servicing is available to the satisfaction of all government agencies and to allow for the implementation of special design criteria and policies.

9.4.1.4 In general, the holding symbol should be applied to undeveloped or un-serviced land, and to lands having special environmental constraints or

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lands having special design considerations.

9.4.1.5 The Town may pass a Holding By-law for the purpose of delaying development on specific lands as part of a development application, where the Town considers the actual development of the lands for the intended use to be premature, until certain development criteria are satisfied.

9.4.1.6 In accordance with the Planning Act, the Zoning By-Law will identify lands subject to holding provisions by the inclusion of an "H" suffix to the zone symbol.

9.4.1.7 The Zoning By-Law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.

9.4.1.8 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category provided the following condition or conditions have been satisfied:

a) Adequate municipal services, including water and sewage system capacity, are available to service the proposed development (Note: The Town will assign allocation of water and sewage system capacity after the Holding symbol is removed);
b) extensions for services are approved by the Town as part of a development agreement as necessary;
c) the approval of site plans in the case of commercial, industrial, mixed-use, and medium and high density residential developments;
d) the phasing, timing or staging of development has been approved;
e) all required approvals are obtained from regulatory agencies; and
f) the objectives of the Official Plan including development criteria are met.

9.4.2 TEMPORARY USE BY-LAW

9.4.2.1 The Town may pass Temporary Use Zoning By-laws pursuant to Section 39 of the *Planning Act*.

9.4.2.2 The temporary use may be authorized for the time periods provided in the *Planning Act*. At the expiry of the time frame, provided the temporary use has not been extended by by-law, the use must cease.

9.4.2.3 When considering a temporary use, the Town shall be satisfied that the following requirements are met, as appropriate, and that the broader public interest is given careful consideration:

a) the proposed use is of a temporary nature that can cease without undue hardship;

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b) the use is compatible with the surrounding area;
c) the size of parcel of land and the building(s) to be used is appropriate for the proposed temporary use;
d) the use does not require the expansion of municipal services, or if municipal services exist at the property, they are sufficient for the proposed temporary use; and
e) the site is suitable for the use including the consideration of potential adverse impacts to adjacent uses or the broader community from things such as but not limited to, noise, vibration, odour, lighting and traffic.

9.4.3 COMMUNITY BENEFITS CHARGES BY-LAW

9.4.3.1 The Town may prepare a background study and enact a by-law under the provisions in Section 37 of the *Planning Act*, to ensure that the capital cost of defined Community Benefits can be collected. The background study will describe the community benefits that may be considered for funding under the Community Benefits By-law, including the following:

a) Attainable and/or affordable housing;
b) Public art;
c) Streetscape improvements;
d) Improvements to public parks; and
e) Other community and cultural facilities.

9.4.3.2 The Town may enact a Community Benefits Charge By-law that applies to the entire Town or specific geographic areas within the municipality.

9.4.3.3 The *Planning Act* provides for certain development to be exempt from a Community Benefits Charge and the Town may include additional exemptions within the by-law as a means of promoting specific development, redevelopment or revitalization objectives meeting the intent of this Plan.

9.4.4 CONDITIONAL ZONING

9.4.4.1 Section 34(16) of the *Planning Act* authorizes the Town to impose one or more conditions on the use of land or the erection or location of buildings, as prescribed in Provincial Regulation.

9.4.4.2 Upon enactment of prescribed conditions, the Town may impose such conditions on the approval of a Zoning By-law Amendment on any property in the Town or may choose to focus conditions on development applications within a specific geographic area of the municipality.

9.4.4.3 When a prescribed condition is imposed as part of a Zoning By-law Amendment approval, the Town will require the owner to enter into an agreement with the Town relating to the condition(s), and to register the

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agreement on title and enforce the agreement as provided in the *Planning Act*.

9.4.5 INCLUSIONARY ZONING

9.4.5.1 Pursuant to the *Planning Act*, Inclusionary Zoning may be implemented by the Town in the future, subject to Provincial regulations providing the Town with that opportunity. This would involve the completion of an Assessment Report and implementation through the Official Plan and Zoning By-law amendments.

9.4.5.2 Inclusionary Zoning would authorize the inclusion of affordable housing units within buildings or projects containing other residential units, and for ensuring that those affordable housing units are maintained as such over time.

9.4.6 COMMUNITY IMPROVEMENT PLAN

9.4.6.1 The Town may designate areas within the municipality for Community Improvement in accordance with the *Planning Act*. All lands within the Town are potential Community Improvement Project Areas in which Community Improvement Plans may be undertaken.

9.4.6.2 The Town may identify, by By-law, one or more Community Improvement Project Areas, focused on specific needs of those individual areas and undertake studies and identify public sector improvements or create financial incentives for private landowners to achieve certain objectives.

9.4.6.3 Through enacting a by-law, the Town would designate the area as a Community Improvement Project Area.

9.4.6.4 The purpose of a Community Improvement Plan is to focus attention on and incentivize investment by the private sector in order to:

a) Stabilize and enhance existing development by providing a safe, convenient and attractive environment for the Town's residents;
b) Provide for and encourage the ongoing maintenance, improvement, rehabilitation and renewal of certain areas of the Town;
c) Encourage the provision or increase of the supply of attainable and/or affordable housing;
d) Maintain and improve the economic base of the Town; and
e) Promote arts and culture that will benefit the community as a whole.

9.4.6.5 Community Improvement Project Areas shall be selected on the basis of need:

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a) For improvements to municipal infrastructure and/or improvements to the public realm (i.e. streetscapes, parks or community facilities);
b) For enhancing the amount, variety, and/or quality of housing to meet the needs of the Town's residents, including opportunities for affordable and/or attainable housing;
c) To mitigate conflicts between/among existing land uses;
d) To resolve environmental issues and/or human-made hazards; and
e) To consider the development potential of vacant or underutilized lands, buildings or blocks.

9.4.6.6 Once a Community Improvement Project Area is identified, the Town may prepare a Community Improvement Plan for that area.

9.4.6.7 A Community Improvement Plan may provide for public and private property improvements and works and may include a range of financial incentives to encourage identified community improvement initiatives.

9.4.7 MINOR VARIANCES

9.4.7.1 Applications for minor variances to the implementing Zoning By-law shall be dealt with by the Committee of Adjustment. Decisions made by the Committee of Adjustment shall implement the policies of this Plan and ensure that the criteria for minor variances described in the *Planning Act* are met.

9.4.7.2 The Committee of Adjustment may impose conditions to the approval of minor variances to ensure the development is in keeping with the policies of this Plan. The conditions may include, but are not limited to, the requirement for a development agreement in accordance with the policies of this Plan.

9.4.8 LOT DEEMING BY-LAW

9.4.8.1 The Town may deem a lot or lots in an existing registered Plan of Subdivision not to be a lot in a Plan of Subdivision where it is in the public interest.

9.4.8.2 Lot Deeming By-laws may be used:

a) To ensure that lot sizes are appropriate for the proposed use from a servicing perspective;
b) Where access is limited;
c) Where the lands contain an environmental feature which should be conserved as per the policies of this Plan;
d) In other circumstances that assist in achieving the goals and objectives of this Plan; or,
e) In other circumstances as deemed appropriate by the Town.

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9.4.9 INTERIM CONTROL BY-LAW

9.4.9.1 Where the Town has by By-law or Resolution, directed that a review or a study be undertaken with respect to land uses in the Town, or in defined areas of the Town, Council may pass an Interim Control By-law pursuant to the Planning Act which serves to control the use of land, buildings or structures within the Town, or in the defined area of the Town for a period of one year.

9.4.9.2 The Interim Control By-law will specify the permitted uses and any additional applicable regulations, while the By-law is in effect, provided that such interim uses do not conflict with the ultimate designated use of the lands.

9.4.9.3 The Interim Control By-law must define the specific area affected by the By-law and establish an expiry date of not more than one year from the date of passing.

9.4.9.4 In accordance with the provisions of the *Planning Act*, the By-law may be extended for a period of one additional year for a maximum total of two years from the date of the original enactment.

9.4.10 COMMUNITY PLANNING PERMIT

9.4.10.1 The *Planning Act* enables municipalities to implement a Community Planning Permit System as an alternative avenue for approving development.

9.4.10.2 The Town may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to establish a Community Planning Permit System within the Town as a whole, and/or to specific geographic areas within the Town.

9.4.11 DEVELOPMENT CHARGES BY-LAW

9.4.11.1 The Town will prepare a background study and enact a By-law under the *Development Charges Act* to ensure that the initial capital costs of growth-related services do not place a financial burden on the Town's existing taxpayers, and to ensure that new growth pays for the growth-related net capital costs attributed to providing the current level of services.

9.4.11.2 The Town may enact a Development Charges By-law that applies to the entire Town, or some specific geographic areas within the Town. In addition, the Town may exempt some or all of the Development Charges or exempt certain types of development or redevelopment from the Development Charges as a means of promoting specific development, redevelopment or revitalization to meet the objectives of this Plan.

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9.4.12 DESIGN GUIDELINES

9.4.12.1 Design guidelines are increasingly being used to ensure that development contributes to the well-being of residents, improve the visual and aesthetic standards of development and enhance the positive aspects of community character. Such guidelines provide direction for both the public and private sectors when preparing development plans or public works improvements.

9.4.12.2 The Town may prepare design guidelines for specific locations or for specific uses in the Town.

9.4.13 OTHER MUNICIPAL BY-LAWS

9.4.13.1 The Town may establish other by-laws deemed necessary for the development of a complete and healthy community including but not limited to property standards, site-alteration, tree preservation, demolition, and sign by-laws.

9.5 Parkland Dedication

9.5.1 In accordance with Section 42 of the *Planning Act*, the Town will require the conveyance of land for park or other public recreational purposes. The Town will prepare a Parkland Dedication By-law that requires land to be dedicated to the municipality at the time of lot creation by registered plan of subdivision, condominium or consent, in an amount not exceeding:

a) 2% of land proposed for development or redevelopment for industrial or commercial; and/or
b) 5% of land proposed for development or redevelopment in all other cases.

9.5.2 For mixed-use developments, the parkland calculation shall be pro-rated to take into account the proportions of residential and non-residential lands within the net land area of the development.

9.5.3 The Town shall establish provisions for the dedication and use of lands for park or other public recreational purposes as provided for in the *Planning Act*. The dedication of land will be intended for park or trail purposes and must be free of any encumbrances such as steep slopes, natural heritage features, cultural heritage features, and municipal infrastructure, and shall be fully accessible to the public.

9.5.4 At the discretion of the Town, this dedication may take the form of land or as a cash-in-lieu payment under the provisions of the *Planning Act*. It is the Town's first choice to acquire land for the purpose of enhancing the parkland system in the Town, especially in areas of the community that are currently underserved with parkland.

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9.5.5 A Cash-in-Lieu of Parkland dedication may be requested where, according to the Culture, Parks and Recreation Master Plan, an area is adequately served by existing parklands. Such cash-in-lieu of parkland acquired shall be used to provide parklands in areas not adequately served by existing parklands.

9.5.6 Cash-in-Lieu of Parkland dedication may also be requested where, due to the limited amount or poor condition of the land, land acquisition is not practical.

9.5.7 For the purpose of Consents, the Town may adopt a schedule of fees to make parkland cash-in-lieu dedications expeditious and convenient.

9.5.8 The Town recognizes the importance of local public and private schools meeting recreational needs in the community. Council supports the continuation of these facilities in terms of shared use, expanded programs and available open space.

9.5.9 Wherever possible, the Town will attempt to link parkland areas and facilities with continuous corridors of open spaces to encourage active transportation.

9.5.10 Natural areas, including hazard lands, creek valleys, other environmentally sensitive areas, or significant ridges will be set aside as permanent open space and shall not necessarily constitute part of the statutory dedication for public open space use. The Town may consider acquiring natural areas where it is in the public interest to do so and where such lands contribute to the provision of continuous corridors or to preserve the character of the area.

9.5.11 The Town may enter into an agreement with a developer for the purpose of developing a park at the owner/developer's expense, to be conveyed to the Town upon completion, and the Town will reimburse the owner/developer through a reduction in Development Charges.

9.6 Site Plan Control

9.6.1 Site Plan Control is a tool used to control the siting and massing of developments on properties and ensure that the overall safety, accessibility and compatibility of a development within the specific context of the property is considered. It may also be used to secure land for road widening purposes and to implement streetscape improvements in the public areas adjoining development proposals.

9.6.2 In accordance with the provisions of the *Planning Act*, all lands within the corporate limits of the Town of Parry Sound are described as Site Plan Control Areas and may be designated as such in a Site Plan Control Area By-law enacted by the Town.

9.6.3 The Site Plan Control Area By-law may exempt the following uses from the requirement to obtain Site Plan Approval:

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a) Residential developments of less than 10 units;
b) Minor renovations and extensions;
c) Schools and other educational facilities, where deemed appropriate by the Town;
d) Accessory buildings and structures;
e) Mineral Aggregate Operation licensed under the Aggregate Resources Act; and
f) Other areas or developments as deemed appropriate by Council.

9.6.4 Site Plan Control may be utilized by the Town to ensure that development is compatible with the provisions of this Plan and to address items permitted by the *Planning Act*.

9.6.5 An application for Site Plan Control approval shall provide a site plan drawing to the satisfaction of the Town that demonstrates the form of development and location of the following:

a) All buildings and structures to be erected including future phases;
b) All facilities and works to be provided;
c) All facilities and works for road widening purposes, access ramps, driveways, parking, curbs, directional signage, loading spaces, surface materials, facilities for persons with disabilities, walkways and pedestrian access, lighting, fire routes and waste disposal storage; and
d) Easements and grading.

9.6.6 Any road widening shall be taken equally on both sides of the centre line of the existing travelled surface of the road. In circumstances where a road widening must be taken unequally, or in its entirety from one side of the road, only one-half will be taken through site plan control.

9.6.7 The Town may adopt site plan guidelines that establish standards and regulations for development.

9.7 Subdivision of Land

9.7.1 This section contains policies that are to be considered with every application to subdivide land in the Town. The preferred means of lot creation is through a plan of subdivision. However, a consent to sever may be considered when a plan of subdivision is not required to ensure the orderly and proper development of lands. It is a policy of this Plan that a plan of subdivision shall generally be required if the effect of the provisional consent application would be to create more than three new lots.

9.7.2 The Town may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity, or where the provisions in Section 7.5 have been satisfied for lots to be created by consent.

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9.7.3 PLANS OF SUBDIVISION AND CONDOMINIUM

9.7.3.1 Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

a) More than three (3) new lots are being created;
b) The extension of an existing public road or the development of a new public road (or condominium road) is required to access the proposed lots;
c) The extension of municipal water or sewage services are required to service the proposed lots;
d) The area that is proposed to be developed is not considered to be infilling;
e) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner;
f) Detailed implementation mechanisms including but not limited to municipal agreements are required; or,
g) The property is a large tract of land designated for development and requires a comprehensive Plan of Subdivision or Condominium to establish an appropriate lot and/or road layout.

9.7.3.2 When considering applications for Plans of Subdivision or Condominium, the Town will comply with the provisions of the *Planning Act* and/or *Condominium Act* and will conform with all relevant policies and plans of the Province.

9.7.3.3 Applications for Plan of Subdivision or Condominium may be required to submit additional reports or studies, including but not limited to those listed in this Plan in Table 2 in Section 9.10.3.4, as will be determined by Town staff.

9.7.3.4 Individual units in a condominium development may be permitted to have private interior road access with the common element road having direct access to a public road. Condominium road standards may vary from public road standards, as appropriate to the development.

9.7.3.5 Where property is developed by way of condominium description, the following provisions shall apply:

a) Vacant Land Condominium - Each unit within the condominium shall be considered as one lot for the purpose of compliance with the zone provisions for the zone in which it is located.

b) Common Elements Condominium – The entire description shall be considered as one lot for the purpose of compliance with the zone provisions, and those zone provisions shall reflect that each interest in the condominium is attached to another parcel of tied land inside or outside the condominium description.

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c) Other Condominium – For any condominium to which (a) and (b) do not apply, the entire description shall be considered as one lot for the purpose of compliance with the zone provisions for the zone in which it is located.

d) All Condominiums – Access within any type of condominium may be by private road. Access to any type of condominium shall comply with the access requirements of the applicable land use designation set out in this Plan.

9.7.4 CONSENTS

9.7.4.1 Notwithstanding the provisions of Section 9.7, new lots for any permitted use may be created by consent provided that:

a) it has been determined that a plan of subdivision is not required for the proper and orderly development of the land;
b) the intent and purpose of the official plan and zoning by-law are maintained; and
c) there is no extension of municipal services required, unless addressed through a development agreement.

9.7.4.2 The consent process may be utilized to accommodate and encourage lot consolidation, lot additions, or the provision of easements or rights-of-way.

9.7.4.3 Consent may also be granted for a technical or legal reason such as a boundary adjustment, lot additions, easements, right-of-way, cancellation certificates, validation of title, or other similar purposes that do not result in the creation of a new lot.

9.7.5 GENERAL CRITERIA FOR NEW LOTS CREATED BY CONSENT

9.7.5.1 Prior to considering an application to create a new lot, the following criteria shall be satisfied:

a) The proposed lot fronts on an open public road;
b) The proposed lot does not have sole frontage on a Provincial Highway;
c) The proposed lot will not cause a traffic hazard;
d) The proposed lot can be serviced with appropriate sewage and water services;
e) The proposed lot will not have a negative impact on the drainage patterns in the area;
f) The proposed lot will not affect the orderly development of the remainder of the lands, if they are designated for development by this Plan;
g) The proposed lot and use planned for the lot is compatible with the surrounding land uses;

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h) The proposed lot size and frontage is appropriate;
i) The natural heritage policies of this Plan are adhered to;
j) Whether the proposed lot(s) will inhibit or limit the potential for future planned development in the area;
k) whether the proposed lot will not preclude or hinder the continued operation of the existing mineral aggregate operation; and
l) other matters as deemed appropriate by the Town or commenting agencies.

9.7.5.2 All new developments must have frontage on and access onto a road that is maintained on a year-round basis by a public authority. Table 1 below identifies the exceptions to this policy.

Table 1 – Exceptions to Frontage Requirements

Exception	
Islands	Islands or parts of islands that front directly upon a navigable water.
Deepwater Point	Lots that front directly on the Georgian Bay and have legal access rights to the road maintained by Wasauksing First Nation.
Back Lots	Lots that exist as separately conveyable lots, but because of a number of factors, cannot front upon an opened public street, may obtain access by a right-of-way registered on title of sufficient width to accommodate the development. No such lots will be created by Plan of Subdivision or Consent.
Seguin River	Single-family dwellings shall be allowed with frontage on the Seguin River and a right-of-way to Miller Street registered on title of sufficient width to accommodate the development. Such lots shall only be created by Consent.
Non-Residential Uses	Certain commercial and industrial uses may not require direct frontage upon a public road to satisfy their business needs, and access may be satisfied by a legal right-of-way having sufficient width to accommodate the development.
Condominium Development	May be permitted to have private road access. Condominium road standards may vary from public road standards, as appropriate to the development.

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9.7.5.3 The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted, provided:

a) The area of the proposed lot is minimized and reflects what is required for the use; and
b) An amendment to the implementing Zoning By-law is required as a condition of Provisional Consent, whereby the permitted uses are related to the utility on the lot.

9.7.5.4 A new lot for a utility is not to be counted as part of the maximum number of lots permitted for a severance or whether a severance is permitted in the applicable land use designation.

9.7.6 PART LOT CONTROL

9.7.6.1 Pursuant to the provisions of the *Planning Act*, the Town may enact a By-law to exempt properties or blocks within an approved Plan of Subdivision from Part Lot Control, to:

a) Create townhouses or semi-detached lots;
b) Realign or adjust lot boundaries where no new lots are created; and
c) Facilitate mechanical severances, such as additions to lots, easements, or land dedications.

9.7.7 ROAD ALLOWANCES

9.7.7.1 To ensure public access to Georgian Bay and other waterfront areas, the remaining original shore road allowances and unopened road allowances leading to water within the Town will be retained in public ownership, unless portions are inaccessible or alternative linked open spaces are provided in public ownership, as part of a comprehensive development plan.

9.8 Legal Existing and Non-Conforming Land Uses

9.8.1 INTRODUCTION

9.8.1.1 The following policies relate to non-conforming uses and non-complying structures.

9.8.2 NON-CONFORMING USES AND NON-COMPLYING STRUCTURES

9.8.2.1 As a general rule, existing uses that do not conform to the policies of this Plan should be phased out.

9.8.2.2 A non-conforming use is a use that does not conform to the uses in the Town's implementing Zoning By-law.

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9.8.2.3 A non-complying structure is a structure that does not conform to the zone standards in the Town's implementing Zoning By-law.

9.8.2.4 If the use or structure legally existed prior to the date of the passage of the Town's implementing Zoning By-law, they are deemed to be either legal non-conforming or legal non-complying, respectively.

9.8.3 LEGAL NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS

9.8.3.1 A legal non-complying building or structure may be enlarged, repaired, renovated, or replaced, provided that the enlargement, repair, renovation, or replacement:

a) Does not further increase a situation of non-compliance;
b) Complies with all other applicable provisions of this Plan and the implementing Zoning By-law;
c) Does not increase the amount of floor area or volume in a required yard or setback area; and
d) Will not pose a threat to public health or safety.

9.8.3.2 Lands that are being used and conform to the policies of this Plan will be zoned in a category that permits their ongoing use in the Zoning By-law.

9.8.3.3 Lands that are not being used in conformity with the policies of this Plan may be placed in a zone category that results in a legal non-conforming status of these uses. In the alternative, these uses may be placed in an appropriate zoning classification as long as the spirit and intent of this Plan are maintained.

9.8.3.4 New lots that are created as a result of the merging of two or more lots in an existing plan of subdivision or lots that are made larger as a result of a lot addition shall be deemed to comply with the lot frontage and lot area requirements of the Town's implementing Zoning By-law.

9.9 First Nation Engagement

9.9.1 The Town of Parry Sound is located on the traditional lands of the Anishinabek peoples. In the spirit of reconciliation, the Town will continue to work on building relationships with First Nations communities in the area.

9.9.2 The Town of Parry Sound will undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge sharing, support consideration of Indigenous interests in land use decision making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

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9.9.3 The Town may work towards establishing notification and consultation protocols as necessary to ensure that culturally appropriate consultation is occurring prior to making decisions on major planning and development matters.

9.10 Development Applications

9.10.1 PUBLIC MEETINGS AND NOTIFICATION REQUIREMENTS

9.10.1.1 The Town shall ensure this Plan is made available to the public both on the Town's website and in hard copy at the municipal Planning Department, once approved by the Province.

9.10.1.2 The Town will undertake the required public notification and consultation process prescribed by the *Planning Act,* including for public Open Houses and/or Statutory Public Meetings, while balancing the need to process development applications within the prescribed timelines.

9.10.1.3 The Town will follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*, and in some cases the Town may choose to exceed these requirements as deemed necessary and appropriate by Town Council.

9.10.1.4 The Town may use a variety of communication methods to seek input from the public on planning matters including any or all of the following:

a) Direct mail-outs, including Canada Post and/or email;
b) Public notice signs;
c) Surveys, including electronic, in-person or mail-out;
d) Public Open Houses (in person and/or virtual);
e) Statutory Public Meetings; and/or
f) Town website or other online engagement platforms.

9.10.2 PRE-CONSULTATION

9.10.2.1 Pre-consultation between the applicant and the Town is recommended prior to the submission of an application for an official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium, consent or site plan approval. Pre-consultation may involve other agencies that may have an interest in the application.

9.10.2.2 Pre-consultation will allow Town staff the opportunity to review a draft development proposal and identify the need for, and scope of, other information and materials considered necessary by the Town or other agencies to allow for a comprehensive assessment of the development proposal. These materials will be required to be submitted for a complete application.

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9.10.3 COMPLETE APPLICATION REQUIREMENTS

9.10.3.1 The Town shall determine the information and materials necessary for submission with the application to deem an application complete, based on the nature of the proposal and generally in accordance with the list of Studies identified in this Plan.

9.10.3.2 Any information provided in support of an application for development submitted under the *Planning Act* is considered public and will be made available for public review.

9.10.3.3 For planning applications to be deemed complete, the following mandatory items shall be submitted to the Town, and shall be carried out to the satisfaction of the Town:

a) Completed application Form;
b) Covering Letter;
c) Pre-consultation Record (if applicable) including a comment-response chart;
d) Materials required by legislation/regulation;
e) Supporting documentation as required by the Town and applicable agencies; and
f) Required fees and deposits.

9.10.3.4 In addition to the prescribed information required under the *Planning Act* related to a complete application, the Town may require supporting studies, including but not limited to those listed in the following Table.

Table 2: Required Studies

- Aeronautical Report
- Aggregate/Minerals/Petroleum Resource Impact Assessment
- Agricultural Impact Assessment
- Air Quality/Odour Study
- Arborist Report
- Archaeological Assessment
- Contaminant Management Plan
- Cultural Heritage Impact Assessment
- Economic Viability Assessment
- Electromagnetic Field Management Plan
- Environmental Impact Statement
- Environmental Site Assessment
- Financial Impact Analysis
- Functional Servicing Report
- Geotechnical Report
- Human-made Hazard Impact Study/ Assessment
- Hydrogeological Report

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- Impact Assessment for Waste Disposal Sites / Former Landfill Sites
- Lakeshore Capacity Assessment / Water Quality Impact Assessment
- Land Use Compatibility Study
- Minimum Distance Separation Formulae Assessment
- Natural Hazard Impact Study / Assessment
- Noise/Vibration Study
- Planning Justification Report
- Rail Safety and Risk Mitigation Report
- Servicing Options Report
- Transportation Impact Study
- Wildland Fire Assessment
- Wind Study

9.10.3.5 The Terms of Reference or details regarding what is required for any studies in the Table above will be obtained from Town staff.

9.10.3.6 Information and/or reports prepared in accordance with the policies of this Plan shall be prepared by qualified professionals in accordance with applicable legislation and may be submitted in electronic format along with hard copies to make the information readily available to the public and review agencies. The costs for the preparation of these reports and materials shall be the responsibility of the applicant.

9.10.3.7 Should the Town determine that any information or reports require peer review, the applicant shall be responsible for the costs associated with such review.

9.10.3.8 An application may be deemed to be incomplete by the Town where an application is submitted without adequate supporting information and/or reports, or the submission of the required fees by the Town or other public agency. In such circumstances, the Town may refuse all information, supporting documentation and materials submitted as part of an application if it considers the quality of the submission unsatisfactory.

9.10.4 AGENCY GUIDELINES AND STANDARDS

9.10.4.1 In the implementation of the policies contained in this Plan and the review of development proposals, the Town will have regard for guidelines and standards provided by appropriate Provincial Ministries and agencies who have expertise in the area under consideration. The Town may employ alternate standards consistent with Provincial policy.

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9.10.4.2 The following guidelines, among others, will be referenced where appropriate:

a) MOE D-Series Guidelines related to land use compatibility and sensitive land uses;
b) Minimum Distance Separation Implementation Guidelines (OMAFRA);
c) MOE LU-131 and NPC-series guidelines;
d) Natural Heritage Reference Manual (MNRF);
e) Record of Site Conditions (MOECP); and
f) Lakeshore Capacity Assessment Handbook.

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SECTION 10: Interpretation and Administration

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SECTION 10: INTERPRETATION AND ADMINISTRATION

10.1 Definitions

10.1.1 For the purpose of interpreting this Official Plan, the definitions in the *Planning Act*, the *Ontario Heritage Act*, Provincial Planning Statement, and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.

10.2 Language

10.2.1 The choice of language used in this Plan is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

10.2.2 Some policies set out positive requirements and others set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

10.2.3 When applying policies of this Plan, it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies.

10.2.4 Where any Act or Regulation is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute or Regulation.

10.2.5 The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Town’s commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting, and subject to the allocation of limited staff resources.

10.3 Numerical Interpretation

10.3.1 The system of measurement for this Plan is the metric system. Where the abbreviations m, m^2, and ha are used, they shall mean metre(s), square metre(s), and hectares accordingly.

10.3.2 Where numbers or values are specified, such quantities are intended as guidelines. Deviation from these numerical requirements, where they are minor and limited in nature, may be permitted provided the Plan’s intent is maintained.

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10.4 Boundaries

10.4.1 The boundaries of the land use designations shown on Map B are approximate. Such boundaries should be considered absolute only where they are clearly bounded by rail lines, rivers, highways or other clearly marked geographical barriers.

10.4.2 The location of roads, trails and other features shown on the Maps is approximate.

10.4.3 The boundaries of Natural Features identified on Map C may be imprecise and subject to change or refinement. The exact extent of the natural features shall be determined on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies.

10.4.4 An amendment to this Plan will not be required to make minor adjustments to land use boundaries or to the location of roads and other natural features provided that the general intent of the Plan is maintained.

10.4.5 Where a land use designation or natural feature abuts any waterbody, that designation is deemed to extend out into such waterbody and apply to any flooded lands, or private water lot, subject to the policies contained in Section 6.

10.5 Public Notice Provisions

10.5.1 As a component of many planning processes, including applications under the *Planning Act*, public consultation, including specific notification, is a requirement. The following policies will be followed by the Town in that regard.

10.5.2 Upon approval of this Plan by the Province, the Town will make the Plan available to the public in hard copy at the municipal offices, as well as on the Town's website.

10.5.3 The Town will follow, at a minimum, the requirements of the *Planning Act* when considering development applications, including the holding of public meetings, notice requirements for the public meetings, and the processing timelines accordingly, and may exceed these requirements as deemed necessary and appropriate based on the proposed development.

10.5.4 Council may delegate the responsibility of the holding of any public meeting required under the *Planning Act* to a Committee of Council.

10.5.5 The Town, by way of Council resolution, may forego public notification and the need for a public meeting(s) in connection with official plan amendments, Community Improvement Plan amendments, or Zoning By-law amendments if such amendments relate to matters which will not affect the policies and intent of the official plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and will be restricted to the following matters:

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a) Deleting obsolete provisions;
b) Altering the number and arrangement of any provision;
c) Altering punctuation or language to obtain a uniform mode of expression;
d) Correcting clerical, grammatical or typographical errors;
e) Inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
f) Consolidating amendments;
g) Transferring Official Plan, and Community Improvement Plan designations to new base maps which might be prepared in conjunction with a specific study; and
h) Adding technical information such as plans of subdivision, buildings, contours and elevations to base maps.

10.5.6 The Town may use a variety of communication methods to seek input from the public on planning matters including site-specific development proposals, or to provide information to the public. Depending on the nature and scale of the planning matters, the Town may choose the most appropriate method of communicating with the public and potentially impacted landowners and seeking feedback, including from the following:

- Direct mail-out, including through Canada Post and/or email;
- Posting of public notice signs on subject properties;
- Surveys, including in person, electronic or mailed-out;
- Public open houses;
- Statutory public meetings; and/or
- Town website or other online engagement platforms.

10.5.7 The Town will follow the requirements of the *Planning Act* for the timelines associated with the giving of notice for various steps in the approval process.

10.5.8 The Town may require an applicant to consult with the public and First Nations prior to the statutory public meeting where the scale and type of proposed development may warrant additional consultation and early feedback.

10.6 Repeal of Existing Official Plan and Amendments

10.6.1 Upon approval of this Plan by the Minister of Municipal Affairs and Housing, all prior official plan and official plan amendments are repealed.

10.6.2 Any Community Improvement Plan adopted and implemented in accordance with the provisions and direction of a prior official plan shall remain in full force and effect, unless replaced in accordance with the provisions of the *Planning Act*.

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10.7 Transition

10.7.1 Any application or matter that was commenced before this Plan comes into force shall be continued and be finally disposed of under the former Town of Parry Sound Official Plan as it read on the day the determination of a complete application was made, or the matter was commenced. Any application to amend the previous Official Plan that has not been disposed of at the time of this Official Plan coming into effect, shall also amend this Official Plan.

10.7.2 Notwithstanding the policy above, where an application or matter that was commenced before this Plan comes into effect and has been deemed complete, and the proponent wishes to amend or modify the application prior to a decision being made, will require that that application be reviewed and considered under the policies of this Plan and shall be required to conform with this Plan.

10.7.3 This Plan recognizes that there are existing development approvals that have not been built out or completed. Where there is a conflict between the policies of this Plan and the existing development approval(s), the existing development approval(s) shall prevail.

10.8 Tariff of Fees

10.8.1 The Town will prescribe a tariff of fees to offset the cost of processing any planning application. These fees are intended to cover the cost to the Town or its Committee of Adjustment in the processing of such applications.

10.8.2 The Town may be required to retain professionals in connection with specific development applications and the review of and processing of such applications. In these instances, the applicant will be required to provide a deposit with the Town to offset the anticipated and actual professional fees.

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INSURANCE PLAN OF THE TOWN OF

PARRY SOUND, ONT.

POPULATION 5,000

PLAN DATED MARCH 1949

PARRY SOUND
MARCH 194

Gift To UWO Library F
Insurers Advisory
Organization
Toronto 1980

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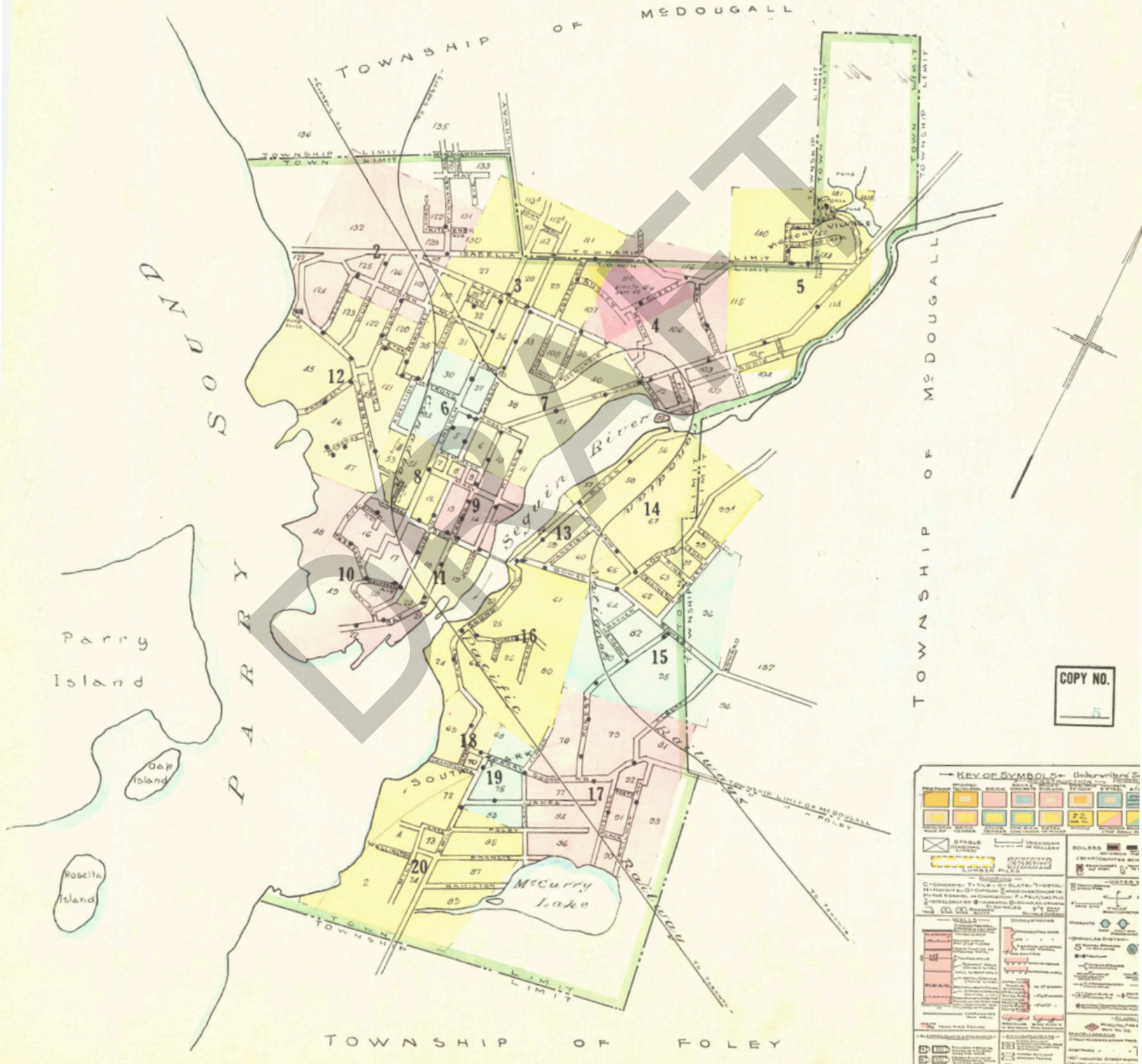
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KEY OF SYMBOLS

MAPS

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OFFICIAL PLAN | MAP A

COMMUNITY STRUCTURE

- Living Area
- Central Commerce Area
- Economic/Mixed-Use Area
- Harbour Area
- Wetland
- Waterbody
- Wasauksing First Nation
- Railway
- Highway
- Primary Collector
- Collector
- Local

N
W E
S

Scale: 1:15,000

0 125 250 500
meters

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PARRY SOUND DRIVE
Darlington's Lake
Mill Lake
Strain Lake
JOSEPH STREET
CONNOR DRIVE
WILLIAM ST
ISABELLA ST
GIBSON ST
CASCADE ST
Seguin River
LOUISA STREET
CHURCH STREET
WAUBEEK ST
JAMES ST
MILLER ST
SEGUIN STREET
BOWES STREET
FOREST ST
OASTLER PARK DR
GEORGIAN BAY
Big Sound
BAY ST
GREAT NORTH RD
PARRY SOUND RD
EMILY STREET
McCurry Lake
Inner Harbour
GEEWADIN RD

TOWN OF Parry Sound

October 19, 2026

OFFICIAL PLAN | MAP B

LAND USE

- Future Development Overlay
- Harbour Mixed-Use
- Corridor Mixed-Use
- Central Mixed-Use
- Community Residential
- Rural Residential
- Harbour Residential
- General Industrial
- Harbour Industrial
- Extraction Industrial
- Envrironmentally Sensitive
- Open Space
- Waterbody
- Wasauksing First Nation
- Highway
- Primary Collector
- Collector
- Local
- Railway

N

W E

S

Scale: 1:15,000

0 125 250 500

meters

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PARRY SOUND DRIVE

CONNOR DRIVE

JOSEPH STREET

CHURCH STREET

SEGUIN STREET

BOWES STREET

LOUISA STREET

ISABELLA ST

CASCADE ST

GIBSON ST

JAMES ST

MILLER ST

WAUBEEK ST

WILLIAM ST

FOREST ST

BAY ST

PARRY SOUND RD

EMILY STREET

OASTLER PARK DR

GEEWADIN RD

Darlington's Lake

Strain Lake

Seguin River

Mill Lake

McCurry Lake

Inner Harbour

Big Sound

GEORGIAN BAY

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TOWN OF Parry Sound

October 19, 2026

OFFICIAL PLAN | MAP C

NATURAL FEATURES

- Current Aggregate Site
- Waste Water Treatment Plant
- Former Landfill Site
- Abandoned Mine Site
- Railway
- RailwayTrack 300m
- Aggregate Site 1000m
- ANSI
- Fish Habitat
- Flood Prone Area
- Lake Trout Area
- Waterbody
- Provincially Significant Wetland
- Wetland
- Wasauksing First Nation

N W E S

Scale: 1:15,000

0 125 250 500 meters

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PARRY SOUND DRIVE
Darlington's Lake
Mill Lake
Strain Lake
CONNOR DRIVE
JOSEPH STREET
ISABELLA ST
WILLIAM ST
CASCADE ST
GIBSON ST
CHURCH STREET
LOUISA STREET
Seguin River
WAUBEEK ST
JAMES ST
MILLER ST
SEGUIN STREET
BOWES STREET
FOREST ST
OASTLER PARK DR
GEORGIAN BAY
Big Sound
BAY ST
PARRY SOUND RD
EMILY STREET
McCurry Lake
Inner Harbour
GEEWADIN RD

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October 19, 2026

TOWN OF Parry Sound

OFFICIAL PLAN | MAP D

SERVICING

- Current Aggregate Site
- Sewer and Water Service
- Partial Services
- Private Services
- Wetland
- Waterbody
- Wasauksing First Nation
- Railway
- Highway
- Primary Collector
- Collector
- Local

N
W E
S

Scale: 1:15,000

0 125 250 500
meters

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PARRY SOUND DRIVE
CONNOR DRIVE
JOSEPH STREET
ISABELLA ST
WILLIAM ST
CASCADE ST
GIBSON ST
CHURCH STREET
LOUISA STREET
WAUBEEK ST
JAMES ST
MILLER ST
SEGUIN STREET
BOWES STREET
FOREST ST
OASTLER PARK DR
BAY ST
PARRY SOUND RD
EMILY STREET
GEEWADIN RD

Darlington's Lake
Strain Lake
Seguin River
McCurry Lake
Mill Lake
Big Sound
Inner Harbour
GEORGIAN BAY

TOWN OF Parry Sound

October 19, 2026

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APPENDICES

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Appendices

Appendix 1 – Current Endangered and Threatened Species List - Town of Parry Sound

Appendix 2 – Properties Designated under the Ontario Heritage Act

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APPENDIX 1: Current Endangered and Threatened Species List

Appendix 1 – (Threatened and Endangered Species)

1. Threatened and Endangered Species documented within the Town of Parry Sound boundaries:
    - Blanding's Turtle
    - Chimney Swift
    - Eastern Foxsnake
    - Massasauga
    - Eastern Meadowlark
    - Lake Sturgeon
    - Red-headed Woodpecker
    - Nine-spotted Lady Beetle
    - Transverse Lady Beetle
    - Eastern Whip-poor-will
    - Wood Thrush
    - Western Chorus Frog
2. Threatened and Endangered Species not documented within the Town of Parry Sound, but documented in the area.
    - Eastern Hog-nosed Snake
    - Little Brown Myotis
    - Northern Myotis

Source: Natural Heritage Information Centre, Ministry of Natural Resources (data updated March 8, 2026)

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APPENDIX 2: Properties Designated Under the Ontario Heritage Act

Municipal Heritage Register

- Former Fire Hall/25 Mary Street
- IOOF (Oddfellows) Building/29-33 James Street
- The Kitchen House/10 Ashwood Drive
- CN Station/1 Station Street
- 5 McMurray Street
- 10 Redwood Drive
- 14 Belvedere Avenue
- 14 Bay Street
- 1 Belvedere Avenue
- 40 Cascade Street
- 13 Church Street
- 43 Church Street
- CPR Station/1 Avenue Road
- 1 Cascade Street
- 11 McMurray Street
- 62 Gibson Street
- West Parry Sound District Museum on Tower Hill/17 George Street
- 64 Gibson Street
- Old Pump House/86 Waubeek Street

Noted Heritage Landmarks:

- Belvedere Lookout
- Mill Lake Stone Quarry

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